

## \$439,900 - 25 Broadview Crescent, St. Albert

MLS® #E4426975

**\$439,900**

4 Bedroom, 2.00 Bathroom, 1,523 sqft  
Single Family on 0.00 Acres

Braeside, St. Albert, AB

Here's a gem found in the historic tree lined neighbourhood of Braeside. This 1500+ SQFT home is excellent for a first time buyer or young family. Greeting your entry is a bright living room perfect for entertaining. The island kitchen offers the perfect view of the kids playing in the HUGE backyard. Enjoy family dinners in the adjoining dining room. Relax in the family room off the kitchen with access to the backyard. A full bath and bedroom, that would make a perfect office space or kids playroom, complete the main floor. Upstairs you have 3 ample bedrooms and a full bath. The primary suite boasts a walk-in closet space. Backing onto the SAM school fields makes the school commute a breeze! Plus you are only a short walk from St. Albert's extensive river trail system. And in the summer visit the Farmers Market without ever having to worry about parking! Situated in the middle of town you have easy access to both of the major commuter routes and all the amenities that St. Albert has to offer.

Built in 1969

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4426975  |
| Price    | \$439,900 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,523                  |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 25 Broadview Crescent |
| Area        | St. Albert            |
| Subdivision | Braeside              |
| City        | St. Albert            |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8N 0B1               |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Off Street Parking, On Street Parking, No Smoking Home |
| Parking   | No Garage, Parking Pad Cement/Paved                    |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Partial, Unfinished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Metal  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Metal  |
| Foundation        | Concrete Perimeter  |

## School Information

|            |                        |
|------------|------------------------|
| Elementary | Sir Alexander McKenzie |
| Middle     | Lorne Akins            |
| High       | Paul Kane              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 14               |
| Zoning         | Zone 24          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 5:17am MDT