

## \$640,000 - 29 Sunset Boulevard, St. Albert

MLS® #E4441955

**\$640,000**

5 Bedroom, 2.00 Bathroom, 984 sqft

Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

Immaculately renovated from the studs up, this home is in pristine condition and truly move-in ready. Offering a rare combination of modern comfort and income potential with a legal basement suite. Every detail has been updated, new plumbing, electrical, drywall, bathrooms, appliances, and furnaces, all fully permitted and inspected. Both the house and the garage feature brand-new roofs. The legal basement suite has its own private entrance, separate furnace, in-suite laundry, large egress windows, a bright living area, and two spacious bedrooms—ideal for tenants, in-laws, or guests. Outside, enjoy a large private yard perfect for relaxing or entertaining. The oversized double garage is heated, insulated, and equipped with 150 AMPs, ideal for a workshop, EV charging, or additional storage. Tons of parking available on-site. Located just steps from schools, transit, grocery stores, parks, and coffee shops, this beautifully upgraded home offers the perfect blend of functionality, flexibility & convenience.

Built in 1959

### Essential Information

MLS® # E4441955

Price \$640,000

Bedrooms 5



Bathrooms	2.00
Full Baths	2
Square Footage	984
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	29 Sunset Boulevard
Area	St. Albert
Subdivision	Sturgeon Heights
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0N6

### Amenities

Amenities	Off Street Parking, On Street Parking, Hot Water Instant, No Smoking Home, Vinyl Windows, Walk-up Basement, See Remarks
Parking	Double Garage Detached, Front Drive Access, Heated, Insulated, Over Sized

### Interior

Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 11th, 2025
Days on Market	16
Zoning	Zone 24

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