

## \$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	13
Zoning	Zone 24

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