

\$354,900 - 6 Sylvan Drive, St. Albert

MLS® #E4447378

\$354,900

4 Bedroom, 2.00 Bathroom, 1,082 sqft

Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

Step into a world of endless possibilities with this exquisite family residence nestled on a picturesque tree-lined street in the coveted Sturgeon Heights subdivision. This home is designed for those who value space and comfort, boasting a sprawling living room, an elegant formal dining area, and a cozy eat-in kitchen equipped with all essential appliances. With four generously sized bedrooms and two well-appointed baths, this home accommodates both family living and entertaining with ease. The fully finished basement offers additional versatility, featuring a bonus room and a recreational space perfect for gatherings or relaxation. Enjoy peace of mind with a new furnace and hot water tank installed in 2024. Set on a large lot in a fabulous location, youâ€™™ll find yourself just steps away from schools, parks, a swimming pool, and convenient public transportation, while shopping options are only minutes away. Donâ€™™t miss this incredible opportunityâ€”make this home yours today!

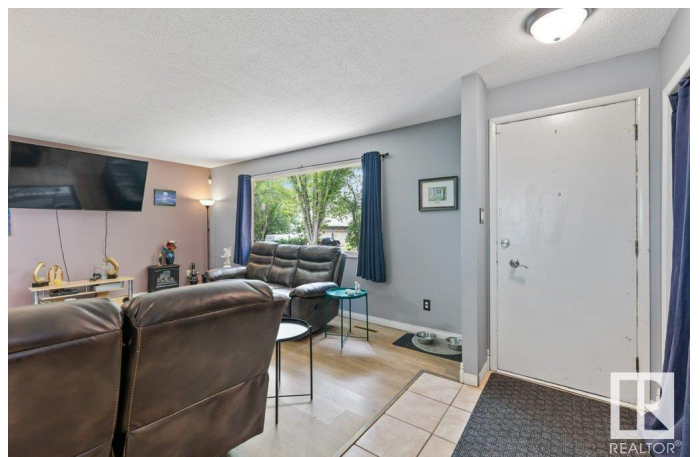
Built in 1962

Essential Information

MLS® # E4447378

Price \$354,900

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,082 |
| Acres | 0.00 |
| Year Built | 1962 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 6 Sylvan Drive |
| Area | St. Albert |
| Subdivision | Sturgeon Heights |
| City | St. Albert |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8N 0G8 |

Amenities

| | |
|----------------|------------------------------------|
| Amenities | No Smoking Home |
| Parking Spaces | 3 |
| Parking | Front Drive Access, Single Carport |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 4 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood |

Foundation Concrete Perimeter

Additional Information

Date Listed July 11th, 2025

Days on Market 2

Zoning Zone 24

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Listing information last updated on July 13th, 2025 at 8:17pm MDT