

## **\$427,888 - 49 Sheridan Drive, St. Albert**

MLS® #E4420365

### **\$427,888**

4 Bedroom, 2.00 Bathroom, 1,042 sqft  
Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

Terrific opportunity to live in this 4 bedroom bungalow nestled in a mature, tree-lined, quiet street of Sturgeon Heights. This lovely peaceful setting is a secluded oasis within the bustling city yet is just steps to all amenities; schools, parks, Fountain Park Rec Centre, shopping and quick access to the Henday. Lots of nice features: upgraded flooring, windows, huge rec room with gas fireplace, spacious 4th bedroom with 3 pc bath, lovely generously sized back yard and oversized double garage with large parking pad providing space for RV or additional vehicles. 24' long garage allows you to park your truck or larger SUV in the garage, what a treat! Such a convenient location, commute to anywhere quickly, this is the perfect package to call Home Sweet Home!

Built in 1960

### **Essential Information**

MLS® #	E4420365
Price	\$427,888
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,042
Acres	0.00
Year Built	1960



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	49 Sheridan Drive
Area	St. Albert
Subdivision	Sturgeon Heights
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1N1

### **Amenities**

Amenities	No Smoking Home, Patio, Vinyl Windows
Parking	Double Garage Detached, Front Drive Access, Over Sized

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 4th, 2025
Days on Market	72
Zoning	Zone 24

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