

Courtesy Of Jenny A Narine Of RE/MAX Elite

## \$445,900 - 35 Stanley Drive, St. Albert

MLS® #E4453947

**\$445,900**

3 Bedroom, 2.00 Bathroom, 1,056 sqft

Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

APPEALING FROM ALL ANGLES! AT \$459,900, HOMES AS GOOD AS THIS ARE IN SHORT SUPPLY! Located on a quiet street in STURGEON HEIGHTS, this well maintained 3 Bed + 2 Bath, 1056 sq.ft. Bungalow is sure to impress. Highlights include a functional floor plan with hardwood and ceramic flooring throughout, beautifully upgraded window coverings, new appliances (2021-2024 with the exception of the dishwasher & fridge), newer windows, newer shingles (2018), High Efficiency Furnace (2021), new Hot Water Tank (2024), Insulation upgraded to R-50 (2021), a primary bedroom with a walk-in closet and a partially finished basement. Walking through, you'll appreciate the comfort & warmth that this family-friendly home has to offer. Complete with a large, professionally regraded lot featuring a long driveway and ample room for a future garage, with plenty of yard space for the kids to roam. Steps to playgrounds, the expansive walking trail system and easy access to Anthony Henday Drive. WE INVITE YOU TO MAKE YOUR MOVE.

Built in 1967

### Essential Information

MLS® # E4453947

Price \$445,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,056                  |
| Acres          | 0.00                   |
| Year Built     | 1967                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 35 Stanley Drive |
| Area        | St. Albert       |
| Subdivision | Sturgeon Heights |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 0J6          |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | On Street Parking, Insulation-Upgraded, Vinyl Windows |
| Parking   | Front Drive Access                                    |

### Interior

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

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                    |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                |
| Construction      | Wood, Stucco                                                    |
| Foundation        | Concrete Perimeter                                              |

### School Information

|            |               |
|------------|---------------|
| Elementary | Leo Nickerson |
| Middle     | Lorne Akins   |
| High       | Paul Kane     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 27                |
| Zoning         | Zone 24           |

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Listing information last updated on September 17th, 2025 at 6:47am MDT