

# \$449,000 - 5 Milburn Crescent, St. Albert

MLS® #E4432488

## \$449,000

3 Bedroom, 2.50 Bathroom, 1,229 sqft  
Single Family on 0.00 Acres

Mission (St. Albert), St. Albert, AB

This beautifully updated 1,229 sq ft bungalow offers the perfect blend of style, comfort, and convenience. Featuring an open floor plan, granite countertops, stainless steel appliances, and a luxurious soaking tub, this home is move-in ready. Enjoy year-round comfort with central air conditioning and a heated double garage. The fully finished basement provides additional living space, ideal for a family room, office, or home gym. Step outside to a well-maintained yard complete with garden boxes, a back deck, garden shed, and beautifully landscaped surroundings. Located close to schools, parks, shopping, and offering a quick commute to Edmonton, this home is perfect for families, professionals, or down sizers alike. A great home in a great location!

Built in 1972

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432488  |
| Price          | \$449,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,229     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1972                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5 Milburn Crescent   |
| Area        | St. Albert           |
| Subdivision | Mission (St. Albert) |
| City        | St. Albert           |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8N 2C4              |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Air Conditioner, No Smoking Home |
| Parking Spaces | 2                                |
| Parking        | Double Garage Detached           |

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Hot Water, Natural Gas                                                                                                                         |
| Stories           | 2                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                               |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                               |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                          |
| Construction      | Wood, Vinyl                                               |
| Foundation        | Concrete Perimeter                                        |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 24th, 2025 |
|-------------|------------------|

Days on Market 6

Zoning Zone 24

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 10:47am MDT