

## \$499,800 - 25 Beaverbrook Crescent, St. Albert

MLS® #E4457005

**\$499,800**

4 Bedroom, 3.00 Bathroom, 1,533 sqft

Single Family on 0.00 Acres

Braeside, St. Albert, AB

Stop the search - this Braeside beauty has it all! Tucked on a quiet crescent, this 1533 sq ft bungalow welcomes you with charm & space. The bright living room w/big windows flows to a spacious dining area & functional kitchen with newer appliances. Overlooking the breakfast nook & cozy family room, the kitchen makes entertaining easy. Imagine curling up by the brick fireplace or reaching for your favorite book on the custom built-ins with a "Beauty & the Beast" style ladder! 3 bedrooms are tucked nicely away, including a primary retreat with walk-in closet & ensuite w/soaker tub. The finished bsmt wows w/a massive rec space, bdrm, another full bath, laundry w/sink, renovated flex space & storage galore. Car lover? Hobbyist? The heated oversized garage is a dream, plus tons of other parking including space for RV. Outside, the private backyard is made for fun with a large deck, gazebo, 3-season sunroom & custom fountain. So many added bonuses throughout - A/C, vaulted ceilings, tasteful updates & more!

Built in 1976

### Essential Information

MLS® # E4457005

Price \$499,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,533                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 25 Beaverbrook Crescent |
| Area        | St. Albert              |
| Subdivision | Braeside                |
| City        | St. Albert              |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8N 2L3                 |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Front Porch, Sunroom    |
| Parking Spaces | 4                                              |
| Parking        | Double Garage Attached, Over Sized, RV Parking |

### Interior

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                 |
| Fireplaces        | Brick Facing, Mantel                                                                                                                                                                                      |
| Stories           | 2                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                                                                            |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Brick |
|----------|-------------|

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Fruit Trees/Shrubs, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                  |
| Construction      | Wood, Brick                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                |

**School Information**

|            |                     |
|------------|---------------------|
| Elementary | Leo Nickerson, SAM  |
| Middle     | Lorne Akins, Fowler |
| High       | SACHS, Paul Kane    |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 6                   |
| Zoning         | Zone 24             |

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