

## \$595,000 - 49 Burnham Place, St. Albert

MLS® #E4429406

**\$595,000**

3 Bedroom, 2.50 Bathroom, 1,799 sqft

Single Family on 0.00 Acres

Braeside, St. Albert, AB

Nestled in the sought-after area of Braeside, this great family home offers a blend of comfort, elegance, and convenience! Close to schools, parks, Fountain Park Pool, and downtown. This home boasts 3 generously sized bedrooms with the den being a possible 4th. A fully finished basement provides additional living space for a recreation room, home office, or extra storage. Gas cooktop with grill built into the island with a double oven makes meal prep a pleasure. Air conditioning, custom blinds, newer carpet and flooring, built-in vacuum, and heated double garage are just a few of this homes features. The beautifully landscaped yard is a private oasis with a 3-season sunroom and a gazebo that offer a delightful spot for relaxing and outdoor entertainment.

Built in 1969

### Essential Information

MLS® #	E4429406
Price	\$595,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,799
Acres	0.00



Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	49 Burnham Place
Area	St. Albert
Subdivision	Braeside
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0A9

### **Amenities**

Amenities	Air Conditioner, Detectors Smoke, Gazebo, Hot Water Natural Gas, Patio, Vinyl Windows
Parking	Double Garage Attached, Front Drive Access, Heated, Parking Pad Cement/Paved

### **Interior**

Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, Oven Built-In-Two, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Remote Control
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Sir Alexander Mackenzie
Middle	Lorne Akins
High	Paul Kane

**Additional Information**

Date Listed	April 6th, 2025
Days on Market	27
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 May 3rd, 2025 at 1:17am MDT