# \$759,000 - 23 Sable Crescent, St. Albert

MLS® #E4444678

#### \$759,000

3 Bedroom, 2.50 Bathroom, 2,080 sqft Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

Beautiful 2,054 sq. ft. two-storey home on a quiet crescent with a large private pie-shaped yard. Open-concept main floor with Great Room, kitchen (Caesarstone countertops, wood cabinets), dining area, powder room, gas fireplace, and custom rear entry bench. Upstairs: 3 bedrooms, bonus room, full laundry with custom cabinets, 4-piece bath, and primary suite with walk-in closet and ensuite. Hardwood laminate on main, carpet up. Enjoy the 12' x 12' deck, stone-accented garage, vinyl siding, insulated double garage, framed basement, high-efficiency furnace, and New Home Warranty (1-2- 3 - 5 - 10 years). Neutral finishes. Move-in ready, close to amenities.



#### **Essential Information**

MLS® # E4444678 Price \$759,000

Bedrooms 3
Bathrooms 2.50
Full Baths 2

Half Baths 1

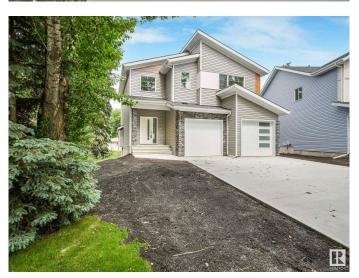
Square Footage 2,080 Acres 0.00

Year Built 2025

Type Single Family







Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 23 Sable Crescent

Area St. Albert

Subdivision Sturgeon Heights

City St. Albert
County ALBERTA

Province AB

Postal Code T8N 0H3

#### **Amenities**

Amenities Vacuum System-Roughed-In

Parking Spaces 4

Parking Double Garage Attached, Insulated

#### Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, Microwave Hood Fan, See Remarks

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Golf Nearby, No Back Lane, Playground Nearby, Public Swimming Pool,

Public Transportation, Schools, Shopping Nearby, Treed Lot, See

Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **School Information**

Elementary Vital Grandin

Middle Ecole Secondaire
High Ecole Secondaire

### **Additional Information**

Date Listed June 27th, 2025

Days on Market 19

Zoning Zone 24

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