

## \$474,900 - 47 Salisbury Avenue, St. Albert

MLS® #E4446721

**\$474,900**

5 Bedroom, 2.00 Bathroom, 1,149 sqft

Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

Welcome to vibrant and mature Sturgeon Heights and Welcome Home! A rare find that can accommodate a large family as it boasts 5 bedrooms, 2 bathrooms and a second kitchen in the basement! This gorgeous bungalow is located on a quiet street and it saw lots of upgrades in the recent years including furnace, hot water tank, kitchen, appliances, roof, vinyl windows, 3/4" external insulation, 100 Amp electrical panel, sump pump and weeping tile, fresh paint and so much more! Enjoy your enormous private south-west facing back yard with a hot tub year round! Plenty of parking on your new concrete driveway, plus enough space for your RV or a boat! This property needs to be seen in person to be fully appreciated!

Built in 1963

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446721  |
| Price          | \$474,900 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,149     |
| Acres          | 0.00      |
| Year Built     | 1963      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 47 Salisbury Avenue |
| Area        | St. Albert          |
| Subdivision | Sturgeon Heights    |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 0M2             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Vinyl Windows   |
| Parking   | Front Drive Access, No Garage, Parking Pad Cement/Paved |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two, Hot Tub |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Suite    | Yes   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 13             |
| Zoning         | Zone 24        |

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