

\$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

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|----------------|-----------|
| 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

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|------------|-------------------------|
| Elementary | Sir Alexander Mackenzie |
| Middle | Lorne Akins |
| High | Paul Kane |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 6th, 2025 |
| Days on Market | 11 |
| Zoning | Zone 24 |

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