

## \$429,900 - 1 Milburn Crescent, St. Albert

MLS® #E4443385

**\$429,900**

4 Bedroom, 2.00 Bathroom, 1,061 sqft

Single Family on 0.00 Acres

Mission (St. Albert), St. Albert, AB

This Bi-Level home is the ideal for the family & entertaining. Move in ready! With a wide open main floor plan. Perfect location in Mission, walk to River, Down Town St. Albert, parks, Lacombe Park Lake, walking/bike trails, schools. Bright spacious living room area, full dining area, garden doors to deck so convenient for BBQ's. Great updated kitchen with all stainless steel appliances, large eating bar, tons of cabinets, draws, countertop space, pantry/storage, tiled floors. Primary and 2nd bedroom on the main are very large both with big closets. Main floor 4 piece bath & the back entry has 2 more closets. Basement has oversized windows super bright. Theater sized family/rec room and games area. 2 more big bedrooms and another full 4 piece bath. Upgrades galore throughout the home, brand new carpets, paint, all windows & many more. Rear deck, double garage, RV parking, big back yard, firepit. Located on a tree lined street. Easy access to all amenities, walk to the Best Farmer's market in Canada!

Built in 1973

### Essential Information

MLS® # E4443385

Price \$429,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,061
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	1 Milburn Crescent
Area	St. Albert
Subdivision	Mission (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2C4

### Amenities

Amenities	Deck, Vinyl Windows, See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, See Remarks
Lot Description	18.3x32.6x12.2x26.5x8.6
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                Concrete Perimeter

**School Information**

Elementary                École La Mission  
Middle                    Lorne Akins Junior High Sc  
High                        Bellerose Composite High

**Additional Information**

Date Listed                June 19th, 2025  
Days on Market        2  
Zoning                    Zone 24

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