

## \$354,900 - 6 Sylvan Drive, St. Albert

MLS® #E4447378

**\$354,900**

4 Bedroom, 2.00 Bathroom, 1,082 sqft

Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

Step into a world of endless possibilities with this exquisite family residence nestled on a picturesque tree-lined street in the coveted Sturgeon Heights subdivision. This home is designed for those who value space and comfort, boasting a sprawling living room, an elegant formal dining area, and a cozy eat-in kitchen equipped with all essential appliances. With four generously sized bedrooms and two well-appointed baths, this home accommodates both family living and entertaining with ease. The fully finished basement offers additional versatility, featuring a bonus room and a recreational space perfect for gatherings or relaxation. Enjoy peace of mind with a new furnace and hot water tank installed in 2024. Set on a large lot in a fabulous location, youâ€™™ll find yourself just steps away from schools, parks, a swimming pool, and convenient public transportation, while shopping options are only minutes away. Donâ€™™t miss this incredible opportunityâ€”make this home yours today!

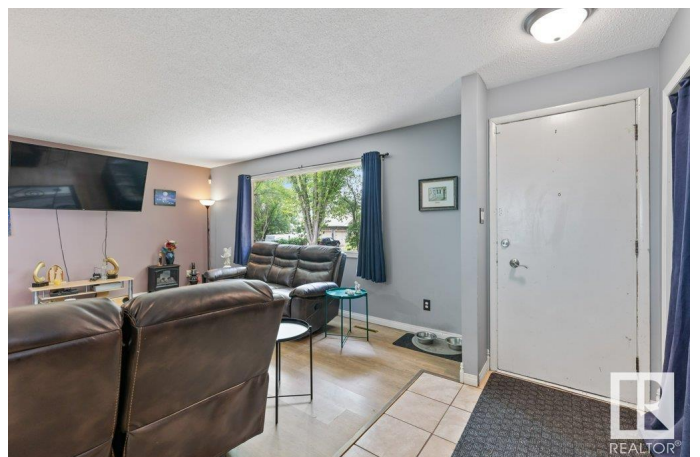
Built in 1962

### Essential Information

MLS® # E4447378

Price \$354,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,082
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	6 Sylvan Drive
Area	St. Albert
Subdivision	Sturgeon Heights
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0G8

### **Amenities**

Amenities	No Smoking Home
Parking Spaces	3
Parking	Front Drive Access, Single Carport

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 11th, 2025

Days on Market                2

Zoning                            Zone 24

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Listing information last updated on July 12th, 2025 at 9:47pm MDT