

Courtesy Of Matthew D Barry Of Exp Realty

## \$464,900 - 39 St Vital Avenue, St. Albert

MLS® #E4442334

**\$464,900**

4 Bedroom, 2.50 Bathroom, 1,140 sqft

Single Family on 0.00 Acres

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

Discover this charming beautiful bungalow on a mature tree lined street in Mission! Fresh curb appeal welcomes guests w/ built in planters out front & a new front door. The entrance looks into the bright living room w/ NEWER LAMINATE flooring which flows throughout most of the main floor. The kitchen has a spacious new island w/ numerous drawers & an OPEN DESIGN into the living & dining room. There are 3 main floor bedrooms. The primary suite has a newly renovated 2pce ensuite bath. The main 4pce bath was also renovated & has modern decor. The basement is finished w/ a large rec room w/ electric f/p, 2nd kitchen, 4th bedroom & a 3pce bath. There is a SEPARATE ENTRANCE for the lower level, so it works well as an in-law suite. This home has many upgrades including shingles in 2019, CENTRAL AIR CONDITIONING in 2022, new electrical panels in the house & garage in 2021, washer & dryer in 2022, luxury vinyl plank installed in the basement kitchen in 2025 & more! Close to river paths & downtown St. Albert!

Built in 1972

### Essential Information

MLS® # E4442334

Price \$464,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,140
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	39 St Vital Avenue
Area	St. Albert
Subdivision	Mission (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1K7

### Amenities

Amenities	Air Conditioner, Deck, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	3
Zoning	Zone 24

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 6:17am MDT