

\$1,699,900 - 57 Sturgeon Road, St. Albert

MLS® #E4437315

\$1,699,900

6 Bedroom, 4.50 Bathroom, 3,219 sqft

Single Family on 0.00 Acres

Braeside, St. Albert, AB

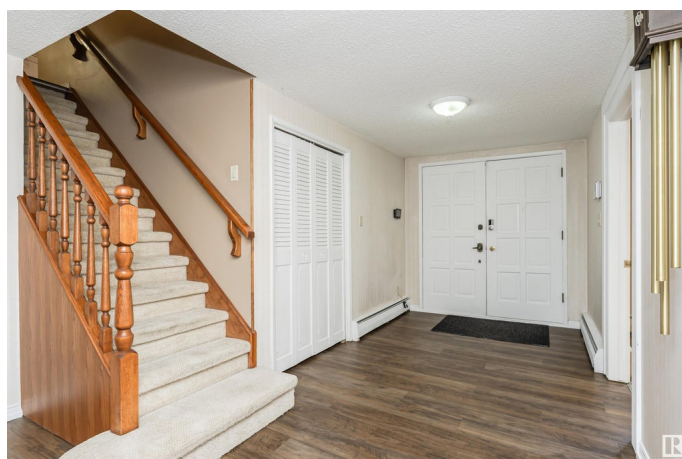
Unparalleled Opportunity Awaits You!

Welcome to this exceptional 1.17-acre lot in the heart of St. Albert. This rare gem backs directly onto the Sturgeon River while siding a beautiful park, providing a serene and scenic environment for your future home or development project. Zoned R3A, this prime property is perfectly positioned for multi-family development, presenting an exciting chance for investors and builders alike. Alternatively, if you envision a dream home surrounded by nature, you can choose to update the existing residence or start fresh and design a custom home tailored to your lifestyle. Relish in the vibrant community atmosphere that downtown St. Albert offers. Walking distance to the famous St. Albert Farmer's Market. There is also a walking bridge almost directly across the back of the lot that leads to St. Albert Centre and Canadian Tire. With plenty of space to create your own slice of paradise, opportunities like this are truly a rarity!

Built in 1967

Essential Information

| | |
|-----------|-------------|
| MLS® # | E4437315 |
| Price | \$1,699,900 |
| Bedrooms | 6 |
| Bathrooms | 4.50 |



| | |
|----------------|------------------------|
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 3,219 |
| Acres | 0.00 |
| Year Built | 1967 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 57 Sturgeon Road |
| Area | St. Albert |
| Subdivision | Braeside |
| City | St. Albert |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8N 0E8 |

Amenities

| | |
|-----------|--|
| Amenities | Infill Property |
| Parking | Double Garage Attached, Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating | Baseboard, Natural Gas |
| Fireplaces | Brick Facing, Mantel |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Park/Reserve, River View |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-------------------------|
| Elementary | Sir Alexander Mackenzie |
| Middle | Richard S. Fowler |
| High | Paul Kane |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 19th, 2025 |
| Days on Market | 3 |
| Zoning | Zone 24 |

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Listing information last updated on May 21st, 2025 at 10:02pm MDT