

## \$739,900 - 23a Sable Crescent, St. Albert

MLS® #E4444681

**\$739,900**

3 Bedroom, 2.50 Bathroom, 2,169 sqft

Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

This stylish two-storey home blends comfort and function with thoughtful design. The main floor offers an open-concept great room with a gas fireplace, a spacious kitchen with granite counters, wood cabinets, a walk-in pantry, and direct access to a large backyard deck. A mudroom connects to the insulated, drywalled double garage, and main-floor laundry adds convenience. Upstairs, you'll find three bedrooms, a four-piece bathroom, and a bright bonus room ideal for movie nights or a play area. The primary suite features a walk-in closet and private ensuite with soaker tub and separate shower. Finishes include custom maple railings, brushed nickel fixtures, white doors and trim, neutral paint, hardwood laminate flooring, and plush carpet. The basement is framed and insulated, ready for your finishing touch. Close to all amenities. New Home Warranty (1-2- 3 - 5 - 10 years).

Built in 2025

### Essential Information

MLS® #	E4444681
Price	\$739,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	2,169
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	23a Sable Crescent
Area	St. Albert
Subdivision	Sturgeon Heights
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0H3

### Amenities

Amenities	Vacuum System-Roughed-In
Parking Spaces	4
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Microwave Hood Fan, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, No Back Lane, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Vital Grandin  
Middle                              Ecole Secondaire  
High                                 Ecole Secondaire

**Additional Information**

Date Listed                      June 27th, 2025  
Days on Market                56  
Zoning                              Zone 24

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