

## \$595,000 - 49 Burnham Place, St. Albert

MLS® #E4429406

**\$595,000**

3 Bedroom, 2.50 Bathroom, 1,799 sqft

Single Family on 0.00 Acres

Braeside, St. Albert, AB

Nestled in the sought-after area of Braeside, this great family home offers a blend of comfort, elegance, and convenience! Close to schools, parks, Fountain Park Pool, and downtown. This home boasts 3 generously sized bedrooms with the den being a possible 4th. A fully finished basement provides additional living space for a recreation room, home office, or extra storage. Gas cooktop with grill built into the island with a double oven makes meal prep a pleasure. Air conditioning, custom blinds, newer carpet and flooring, built-in vacuum, and heated double garage are just a few of this homes features. The beautifully landscaped yard is a private oasis with a 3-season sunroom and a gazebo that offer a delightful spot for relaxing and outdoor entertainment.

Built in 1969

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4429406  |
| Price          | \$595,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,799     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1969                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 4 Level Split          |
| Status     | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 49 Burnham Place |
| Area        | St. Albert       |
| Subdivision | Braeside         |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 0A9          |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Detectors Smoke, Gazebo, Hot Water Natural Gas, Patio, Vinyl Windows |
| Parking   | Double Garage Attached, Front Drive Access, Heated, Parking Pad Cement/Paved          |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, Oven Built-In-Two, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Insert, Remote Control  |
| Stories      | 4   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot, Vegetable Garden |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Sir Alexander Mackenzie |
| Middle     | Lorne Akins             |
| High       | Paul Kane               |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 24         |

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