

## \$599,900 - 36 Highland Crescent, St. Albert

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MLS® #E4432460

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,252 sqft

Single Family on 0.00 Acres

Heritage Lakes, St. Albert, AB

Welcome to this beautifully UPDATED & IMMACULATELY maintained gem nestled in the heart of Heritage Lakes complete with SOLAR PANELS & A/C! This 4 bedroom bungalow offers 1,251sqft of thoughtfully designed living space with a GORGEOUS DECK & YARD! On the main floor youâ€™ll find a bright & welcoming front entrance that leads into your open concept living space complete with gas fireplace. Prepare family meals in your white kitchen with GRANITE countertops & stainless steel appliances (gas stove) while overlooking your beautiful backyard. Relax in your primary suite complete with walk-in closet and three-piece ensuite. For your convenience, you have a second bedroom, main floor laundry & mudroom with custom storage. Your basement features two more bedrooms & a large living space, along w/ a high efficiency furnace & a new HWT. Love outdoor living on your beautiful COVERED DECK and Govee LED outfront! Prime location in St. Albert on a quiet street, & so close to Edmonton & walking trails. WELCOME HOME!!!



Built in 1997

### Essential Information

MLS® # E4432460

Price \$599,900

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,252
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	36 Highland Crescent
Area	St. Albert
Subdivision	Heritage Lakes
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 6K2

### Amenities

Amenities	Air Conditioner, Deck
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	1
Zoning	Zone 24

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Listing information last updated on April 25th, 2025 at 6:32pm MDT