

## \$459,900 - 43 Butterfield Crescent, St. Albert

MLS® #E4440650

**\$459,900**

4 Bedroom, 2.00 Bathroom, 1,123 sqft

Single Family on 0.00 Acres

Braeside, St. Albert, AB

Butterfield Crescent is one of St. Albert's premier and sought after streets. Located along the Sturgeon River Valley and centrally located close to a variety of shops, restaurants, outdoor parks and sport spaces. Plus with quick walking access to the almost 100 km of trails along the river and throughout the city. This fully finished 4 level split has been cared for like a family member over the last 40 years. Boasting an INCREDIBLE fully landscaped yard. Complete with a screened in sun room to fully enjoy the summer BUG FREE! Inside you find spacious living rooms on the main floor and each of the lower floors. Offering plenty of space for the whole family. The open kitchen looks out over the yard and provides ample storage and the adjoining dining space is perfect for entertaining. The primary suite is bright with dual closets and an ensuite. 3 additional bedrooms and 2 bathrooms allows everyone to have their own space. A massive laundry and storage room complete this home.

Built in 1976

### Essential Information

MLS® #	E4440650
Price	\$459,900
Bedrooms	4



Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,123
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	43 Butterfield Crescent
Area	St. Albert
Subdivision	Braeside
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2W6

### Amenities

Amenities	Closet Organizers, Deck, Sunroom
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools,

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

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	5
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 9th, 2025 at 11:17pm MDT