

\$425,000 - 35 Stanley Drive, St. Albert

MLS® #E4453947

\$425,000

3 Bedroom, 2.00 Bathroom, 1,056 sqft

Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

APPEALING FROM ALL ANGLES! AT \$425,000, HOMES AS GOOD AS THIS ARE IN SHORT SUPPLY! Located on a quiet street in STURGEON HEIGHTS, this well maintained 3 Bed + 2 Bath, 1056 sq.ft. Bungalow is sure to impress. Highlights include a functional floor plan with hardwood and ceramic flooring throughout, beautifully upgraded window coverings, new appliances (2021-2024 with the exception of the dishwasher & fridge), newer windows, newer shingles (2018), High Efficiency Furnace (2021), new Hot Water Tank (2024), Insulation upgraded to R-50 (2021), a primary bedroom with a walk-in closet and a partially finished basement. Walking through, you'll appreciate the comfort & warmth that this family-friendly home has to offer. Complete with a large, professionally regraded lot featuring a long driveway and ample room for a future garage, with plenty of yard space for the kids to roam. Steps to playgrounds, the expansive walking trail system and easy access to Anthony Henday Drive. WE INVITE YOU TO MAKE YOUR MOVE.

Built in 1967

Essential Information

MLS® # E4453947

Price \$425,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,056
Acres	0.00
Year Built	1967
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	35 Stanley Drive
Area	St. Albert
Subdivision	Sturgeon Heights
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0J6

Amenities

Amenities	On Street Parking, Insulation-Upgraded, Vinyl Windows
Parking	Front Drive Access

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Leo Nickerson
Middle	Lorne Akins
High	Paul Kane

Additional Information

Date Listed	August 21st, 2025
Days on Market	75
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 November 4th, 2025 at 6:02pm MST