

## \$399,500 - 12260 St.albert Trail, Edmonton

MLS® #E4455093

**\$399,500**

5 Bedroom, 2.00 Bathroom, 1,356 sqft

Single Family on 0.00 Acres

Dovercourt, Edmonton, AB

Welcome to this well-maintained 5-bedroom bungalow located in the family-friendly neighborhood of Dovercourt. Steps from Westmount Mall, Groat Road access to the Southside, Yellowhead Trail, & St. Albert Trail. This home has exceptional curb appeal w/ its immaculate front lawn & red brick/stucco exterior finishing. This timeless home offers 5 generously sized bedrooms, a 2023 roof, newer 2021 windows, vinyl main flooring (2024), & a water softening system. The main floor plan has a large living room, dining area featuring French doors, open-concept kitchen w/ island, bay window, & gas stove, plus a 4-piece bath. The backdoor entry leads to the basement offering 2 bedrooms, a 3-piece bath, living room w/ gas fireplace, & plenty of storage space – also potential for a basement suite. The fenced-in backyard leads to an oasis of fruit trees including an apple tree, cherries, raspberries, green grass, vegetable garden, & a concrete patio to relax on. The oversized single-car garage & shed complete this home.

Built in 1957

### Essential Information

MLS® # E4455093

Price \$399,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,356                  |
| Acres          | 0.00                   |
| Year Built     | 1957                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 12260 St.albert Trail |
| Area        | Edmonton              |
| Subdivision | Dovercourt            |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5L 4G6               |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home, Patio |
| Parking   | Single Garage Detached                                  |

### Interior

|              |                                                                                                                                                                                                                          |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, Water Distiller, Water Softener, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                                                                |
| Fireplace    | Yes                                                                                                                                                                                                                      |
| Fireplaces   | Freestanding                                                                                                                                                                                                             |
| Stories      | 2                                                                                                                                                                                                                        |
| Has Basement | Yes                                                                                                                                                                                                                      |
| Basement     | Full, Finished                                                                                                                                                                                                           |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                          |
| Exterior Features | Picnic Area, Playground Nearby, Public Swimming Pool, Public |

|                 |                                                            |
|-----------------|------------------------------------------------------------|
|                 | Transportation, Schools, Shopping Nearby, Subdividable Lot |
| Lot Description | 50 X 134 Sq.Ft                                             |
| Roof            | Asphalt Shingles                                           |
| Construction    | Wood, Brick, Stucco                                        |
| Foundation      | Concrete Perimeter                                         |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 04           |

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Listing information last updated on September 5th, 2025 at 1:02pm MDT