

## **\$479,900 - 28 Butterfield Crescent, St. Albert**

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MLS® #E4428031

### **\$479,900**

5 Bedroom, 2.00 Bathroom, 1,241 sqft  
Single Family on 0.00 Acres

Braeside, St. Albert, AB

### **LOCATION! LOCATION! LOCATION!**

Incredible value for this fabulous home located on one of most desired streets. Over 2,300 Sq. Ft. of total living space. Huge Living Room with newer flooring and large Picture window. Upgraded, Bright and airy, eat-in Kitchen including all appliances. 3 Family Sized Bedrooms. 4 piece Bath & main floor laundry. Freshly painted main floor! The fully finished basement boasts newer broadloom, spacious Family Room with Feature-Gas Fireplace, 2 additional bedrooms plus a Den with built in shelving, 2nd Kitchen with all appliances, Second Laundry, large 4 piece Bath and tons of Storage. The "Park Like" yard is a Dream! Fully fenced, covered Deck & abundance of mature trees - your own Wooded Wonderland-backing a green space. Spectacular location on the banks of the Sturgeon River, Steps to Red Willow Trails, Access to the Spray park without crossing a street. Shopping, Restaurants, parks and public transportation within close walking distance. Nothing to do but move in and enjoy!



Built in 1976

### **Essential Information**

MLS® #	E4428031
Price	\$479,900

Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,241
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	28 Butterfield Crescent
Area	St. Albert
Subdivision	Braeside
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2W7

### **Amenities**

Amenities	Closet Organizers, Deck, Vinyl Windows
Parking Spaces	3
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Vacuum System Attachments, Vacuum Systems, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Hardie Board Siding
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No

Back Lane, Park/Reserve, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Hardie Board Siding  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 28th, 2025

Days on Market 6

Zoning Zone 24

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