

## \$779,000 - 23 Sable Crescent, St. Albert

MLS® #E4444678

**\$779,000**

3 Bedroom, 2.50 Bathroom, 2,080 sqft

Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

Beautiful 2,054 sq. ft. two-storey home on a quiet crescent with a large private pie-shaped yard. Open-concept main floor with Great Room, kitchen (Caesarstone countertops, wood cabinets), dining area, powder room, gas fireplace, and custom rear entry bench.

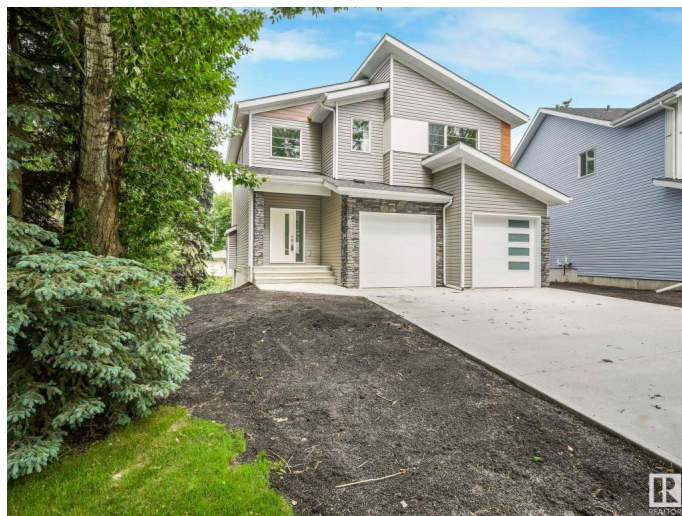
Upstairs: 3 bedrooms, bonus room, full laundry with custom cabinets, 4-piece bath, and primary suite with walk-in closet and ensuite.

Hardwood laminate on main, carpet up. Enjoy the 12' x 12' deck, stone-accented garage, vinyl siding, insulated double garage, framed basement, high-efficiency furnace, and New Home Warranty (1-2-5 years). Neutral finishes. Move-in ready, close to amenities.

Built in 2025

### Essential Information

MLS® #	E4444678
Price	\$779,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,080
Acres	0.00
Year Built	2025
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	23 Sable Crescent
Area	St. Albert
Subdivision	Sturgeon Heights
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0H3

### Amenities

Amenities	Vacuum System-Roughed-In
Parking Spaces	4
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Vital Grandin
------------	---------------

Middle	Ecole Secondaire
High	Ecole Secondaire

### **Additional Information**

Date Listed	June 27th, 2025
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 27th, 2025 at 9:17pm MDT