

## \$429,900 - 6 Beacon Crescent, St. Albert

MLS® #E4459708

**\$429,900**

4 Bedroom, 2.00 Bathroom, 864 sqft

Single Family on 0.00 Acres

Braeside, St. Albert, AB

Welcome to this bi-level home on a quiet, tree-lined crescent in the heart of Braeside. Offering 4 bedrooms and 2 full baths, this home has been updated with new vinyl plank flooring, fresh paint, a new furnace (2021), and hot water tank (2021). The bright main floor features large windows, a cozy living and dining area, and a galley-style kitchen with plenty of cabinet space. Step out to the massive three-season sunroom and enjoy the view of your private yard with deck, gazebo, and mature landscaping. Two bedrooms and a 4-piece bath complete the main level. The fully finished basement includes two more bedrooms, a 3-piece bath, a spacious family room, and large laundry/storage space. Located just minutes from schools, parks, Fountain Park Recreation Centre, and with quick access to St. Albert Trail and Anthony Henday, this home is move-in ready and waiting for your personal touch.

Built in 1971

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4459708  |
| Price      | \$429,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 864                    |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6 Beacon Crescent |
| Area        | St. Albert        |
| Subdivision | Braeside          |
| City        | St. Albert        |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8N 0A3           |

### Amenities

|           |                                                              |
|-----------|--------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, Gazebo, Sunroom |
| Parking   | Parking Pad Cement/Paved                                     |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                    |
| Stories      | 2                                                                                            |
| Has Basement | Yes                                                                                          |
| Basement     | Full, Finished                                                                               |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                          |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                     |
| Construction      | Wood, Vinyl                                                                                          |
| Foundation        | Concrete Perimeter                                                                                   |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 26th, 2025 |
|-------------|----------------------|

Days on Market 39

Zoning Zone 24

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