

## \$549,900 - 5 Bradburn Crescent, St. Albert

MLS® #E4464061

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,580 sqft

Single Family on 0.00 Acres

Braeside, St. Albert, AB

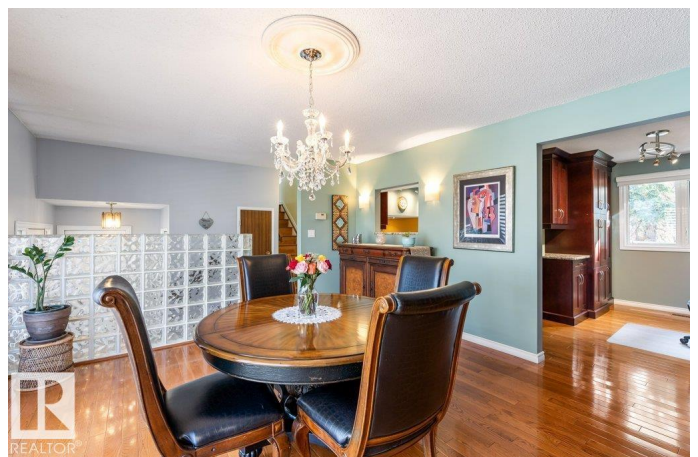
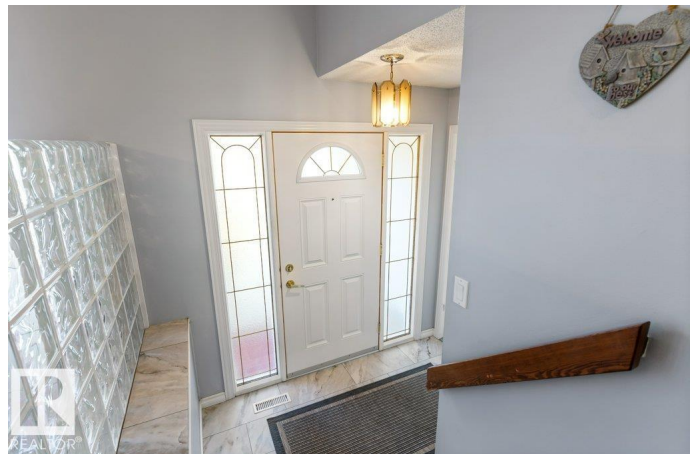
Situated steps to the ravine, welcome to this IMMACULATE home in sought after Braeside! This home has had many recent renovations over the years & shows extremely well, true pride of ownership! Enter into a spacious front entrance with direct access to DOUBLE GARAGE. The main floor features a large front room, main floor flex/office space w/custom built in cabinets, gorgeous RENOVATED kitchen w/extra eating bar & lots of counter space, just a few steps down is a cozy family room with newer GAS FIREPLACE, & access to the backyard, main floor laundry area with extra storage, an updated half bath & access to the side yard complete this level! Upstairs there are 3 good sized bedrooms a renovated 4pc bath. The primary bedroom has a walk through closet with access to the 2pc ENSUITE. The basement is finished w/rec room, Den (could easily be a 4th bedroom!) & its own 4pc bath. Newer windows, shingles (35yr) replaced 15 years ago, CENTRAL A/C. Located on a beautifully landscaped, PRIVATE lot w/shed & patio.

Built in 1976

### Essential Information

MLS® # E4464061

Price \$549,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,580                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 5 Bradburn Crescent |
| Area        | St. Albert          |
| Subdivision | Braeside            |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 2J8             |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Air Conditioner, Crawl Space, Patio, See Remarks |
| Parking   | Double Garage Attached                           |

### Interior

|                   |                                                                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                                                 |
| Fireplaces        | Brick Facing                                                                                                                                                                                                                                        |
| Stories           | 3                                                                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                                                                                                      |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                      |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Stucco                                                                                      |
| Foundation        | Concrete Perimeter                                                                                |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 24            |

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Listing information last updated on November 4th, 2025 at 1:47am MST