

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

MLS® #E4444681

**\$779,000**

3 Bedroom, 2.50 Bathroom, 2,169 sqft

Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

This stylish two-storey home blends comfort and function with thoughtful design. The main floor offers an open-concept great room with a gas fireplace, a spacious kitchen with granite counters, wood cabinets, a walk-in pantry, and direct access to a large backyard deck. A mudroom connects to the insulated, drywalled double garage, and main-floor laundry adds convenience. Upstairs, you'll find three bedrooms, a four-piece bathroom, and a bright bonus room ideal for movie nights or a play area. The primary suite features a walk-in closet and private ensuite with soaker tub and separate shower. Finishes include custom maple railings, brushed nickel fixtures, white doors and trim, neutral paint, hardwood laminate flooring, and plush carpet. The basement is framed and insulated, ready for your finishing touch. Close to all amenities. New Home Warranty (1-2- 3 - 5 - 10 years).

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4444681  |
| Price      | \$779,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,169                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 23a 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        | Garage Control, Garage Opener, Microwave Hood Fan, 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, Private Setting, 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  
Days on Market                18  
Zoning                              Zone 24

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