

## **\$524,900 - 35 Woodlands Road, St. Albert**

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MLS® #E4433944

**\$524,900**

4 Bedroom, 3.00 Bathroom, 1,313 sqft

Single Family on 0.00 Acres

Woodlands (St. Albert), St. Albert, AB

Welcome to the perfect family home in the heart of Woodlands! This beautifully updated 4-level split offers space, style & a location that can't be beat - just steps from schools, parks & walking trails. Enjoy new flooring throughout the home, starting with a bright living room featuring a new front window & open dining area. The custom 2021 kitchen offers modern white cabinetry, s/s appliances, garden window, sleek tile backsplash, prep island w/ eating bar & backyard access. Upstairs you'll find a spacious primary bedroom w/ walk-in closet & 4pc ensuite, plus 2 more bedrooms & full bath. The lower level offers a cozy family room w/ wood-burning fireplace, 4th bedroom, 3pc bath, laundry, & direct access to the double attached garage. The basement adds a large rec room, den & loads of storage. Additional upgrades: fresh paint throughout, new lighting, renovated baths, newer fence & deck. Furnace (2019), HWT (2017). The backyard is private & beautifully landscaped w/ deck & patio - ideal for summer BBQs.



Built in 1984

### **Essential Information**

MLS® #                      E4433944

Price                        \$524,900

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,313
Acres	0.00
Year Built	1984
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	35 Woodlands Road
Area	St. Albert
Subdivision	Woodlands (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 3S7

### Amenities

Amenities	Deck, No Smoking Home, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Kenosayo Elementary
Middle	Lorne Akins Junior High
High	Paul Kane High School

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	7
Zoning	Zone 24

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