

## \$599,900 - 40 Belmont Drive, St. Albert

MLS® #E4430205

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,349 sqft

Single Family on 0.00 Acres

Braeside, St. Albert, AB

Beautiful in Braeside! Double corner lot with an incredible yard offering multiple living, relaxing and entertaining spaces! Truly feels like you're on a mountain retreat. A gorgeous bright living and open dining area provide a lovely space to spend time with family. The coziest area with wood burning stove to curl up with a good book or your morning coffee. Create lavish meals in the island kitchen with chefs stove plus a large pantry to store all of the ingredients. Passing the timeless free standing tub in the main bath, you enter into the GORGEOUS primary suite. Complete with electric fireplace, large windows and a MASSIVE walk through closet with custom built-ins. A perfect en-suite features double sinks and a standing shower. In the basement you have plenty of room in the giant rec space for any family and entertaining. Plus 2 bedrooms, a full bath and TONS OF STORAGE! Centrally located near schools, shops, restaurants, river trails and only blocks from Western Canada's largest Farmer's Market!

Built in 1957

### Essential Information

MLS® # E4430205

Price \$599,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,349
Acres	0.00
Year Built	1957
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	40 Belmont Drive
Area	St. Albert
Subdivision	Braeside
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0C5

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Deck, No Smoking Home, Walkout Basement
Parking	Double Garage Detached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Freestanding, Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Corner Lot, Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Sir Alexander Mackenzie
Middle	Lorne Akins
High	Paul Kane

**Additional Information**

Date Listed	April 10th, 2025
Days on Market	9
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 April 19th, 2025 at 6:17am MDT