

## \$465,000 - 39 Salisbury Avenue, St. Albert

MLS® #E4453759

**\$465,000**

3 Bedroom, 1.00 Bathroom, 1,054 sqft

Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

Opportunities like this don't come along often. This home has been meticulously maintained and upgraded with quality craftsmanship throughout, with no corners cut and no details overlooked. The main floor is bright and open, featuring newer flooring and a fully renovated kitchen with updated countertops, modern tile backsplash, and a complete set of newer appliances including a gas range. Upstairs you'll find three spacious bedrooms and a beautifully renovated 4-piece bathroom. The lower level offers a large family room with newer flooring and insulation, a laundry area with an upgraded washer and dryer (2016), and plenty of storage space. Additional updates include fresh paint, new light switches and plugs, hot water tank (2022), shingles (2021), AC (2023), and furnace (2023). An oversized, heated double detached garage "spray-foam insulated in 2022" completes the package.

Built in 1963

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453759  |
| Price      | \$465,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,054                  |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 39 Salisbury Avenue |
| Area        | St. Albert          |
| Subdivision | Sturgeon Heights    |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 0M2             |

### **Amenities**

|           |                                                                                                                              |
|-----------|------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Crawl Space, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, See Remarks |
| Parking   | Double Garage Detached                                                                                                       |

### **Interior**

|              |                                                                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Garage Heater |
| Heating      | Forced Air-1, Natural Gas                                                                                                                       |
| Stories      | 3                                                                                                                                               |
| Has Basement | Yes                                                                                                                                             |
| Basement     | Full, Finished                                                                                                                                  |

### **Exterior**

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                    |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Level Land, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                               |
| Construction      | Wood, Vinyl                                                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                                             |

**Additional Information**

Date Listed            August 19th, 2025  
Days on Market      1  
Zoning                Zone 24

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