

Courtesy Of Kimberly Cowan Of Century 21 Masters

\$439,900 - 18 Burnham Avenue, St. Albert

MLS® #E4460792

\$439,900

5 Bedroom, 2.50 Bathroom, 1,287 sqft

Single Family on 0.00 Acres

Braeside, St. Albert, AB

Welcome to this fabulous bungalow in the heart of Braeside! Step into a bright and welcoming living room featuring beautiful original hardwood floors and large windows that fill the space with natural light. The dining area flows seamlessly into a well laid out kitchen, making mealtime and entertaining easy. The main floor offers 3 comfortable bedrooms, including a primary with its own 2pc ensuite, plus a full 4pc bathroom. Downstairs, youâ€™ll love the freshly updated basement with brand new carpet, paint, and updated 4pc bath. The spacious rec room is perfect for movie nights or game days, while TWO additional large bedrooms add space for guests or a home office! Step outside to your HUGE private yardâ€”a true retreat! Thereâ€™s room to garden, entertain on summer evenings, or let kids and pets run free. Braeside is a sought-after community with stunning mature trees, known for its walking trails, parks, schools and family friendly atmosphere and also walking distance to the farmers market! A must see!



Built in 1970

Essential Information

MLS® # E4460792

Price \$439,900

Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,287
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	18 Burnham Avenue
Area	St. Albert
Subdivision	Braeside
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0A7

Amenities

Amenities	Vinyl Windows
Parking Spaces	4
Parking	Front Drive Access, No Garage, Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	NeilMRoss SAM
Middle	Fowler LorneAkins VJM
High	PaulKane SACHS Bellerose

Additional Information

Date Listed	October 3rd, 2025
Days on Market	26
Zoning	Zone 24

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