

## \$699,900 - 23 Sable Crescent, St. Albert

MLS® #E4444678

**\$699,900**

3 Bedroom, 2.50 Bathroom, 2,080 sqft

Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

Beautiful 2,054 sq. ft. two-storey home on a quiet crescent with a large private pie-shaped yard. Open-concept main floor with Great Room, kitchen (Caesarstone countertops, wood cabinets), dining area, powder room, gas fireplace, and custom rear entry bench. Upstairs: 3 bedrooms, bonus room, full laundry with custom cabinets, 4-piece bath, and primary suite with walk-in closet and ensuite. Hardwood laminate on main, carpet up. Enjoy the 12' x 12' deck, stone-accented garage, vinyl siding, insulated double garage, framed basement, high-efficiency furnace, and New Home Warranty (1-2- 3 - 5 - 10 years). Neutral finishes. Move-in ready, close to amenities.

Built in 2025

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4444678      |
| Price          | \$699,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 2,080         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 23 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, 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 | 44              |
| Zoning         | Zone 24         |

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Listing information last updated on August 10th, 2025 at 6:32am MDT