

## \$469,900 - 9 Sycamore Avenue, St. Albert

MLS® #E4436785

**\$469,900**

3 Bedroom, 2.00 Bathroom, 1,265 sqft

Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

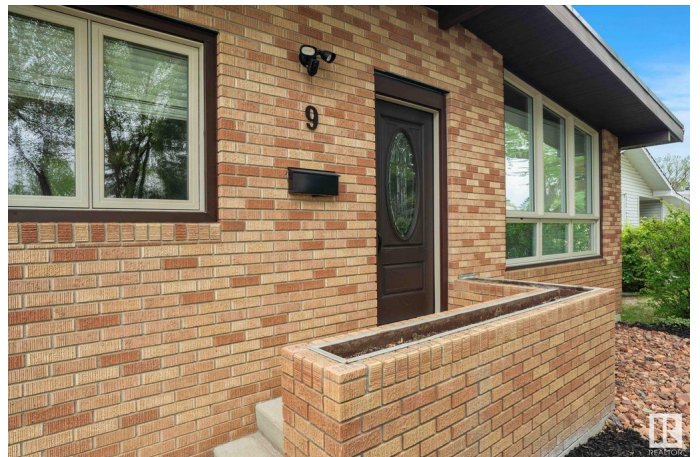
Welcome to 9 Sycamore Ave, in the community of Sturgeon Heights. This beautiful bungalow has been nicely updated over the years, with 3 bedrooms & 2 full bathrooms. On the main floor, is a big kitchen with a spacious island, newer appliances & oak cabinetry. The spacious dining room has a cozy feeling complete with a wood beam accent & a gas fireplace. The living room has big bright windows, vaulted ceilings & a fireplace. There are 2 bedrooms on the main floor including the primary room that is large enough for a king size bed. The main bathroom was updated in 2018/2019. Downstairs has a large family room with CAT 5/6 wiring to TV & a large brick wood burning fireplace, space for a home gym, a 3p bathroom renovated in 2017/2018, a large laundry room & the 3rd bedroom. There is a single attached garage, landscaped backyard with large deck & dog run with artificial grass. Other upgrades include updated electrical, furnace (~2007), HWT (2024), A/C (~2010), plumbing line from city to house replace (Oct 2024)

Built in 1963

### Essential Information

MLS® # E4436785

Price \$469,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,265
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9 Sycamore Avenue
Area	St. Albert
Subdivision	Sturgeon Heights
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0K2

### Amenities

Amenities	Air Conditioner, Deck, Exercise Room, Hot Water Natural Gas, Natural Gas BBQ Hookup
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Corner, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Fenced, Landscaped, Level Land, Low Maintenance Landscape,

Playground Nearby, Public Swimming Pool, Public Transportation,  
Schools, Shopping Nearby

Roof	Roll Roofing
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	21
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 June 4th, 2025 at 9:47pm MDT