

# \$429,900 - 49 St Vital Avenue, St. Albert

MLS® #E4439246

**\$429,900**

3 Bedroom, 2.50 Bathroom, 1,150 sqft  
Single Family on 0.00 Acres

Mission (St. Albert), St. Albert, AB

Meticulously maintained by the original owners, this 3 bed, 2.5 bath gem in Mission offers 1,149.59 sq ft of inviting living space with a fully finished basement. Nestled in one of St. Albert’s most desirable neighbourhoods, you're just minutes from downtown, beautiful walking trails, and the Sturgeon River. The large west-facing backyard is perfect for relaxing evenings and outdoor enjoyment. Numerous updates include new washer/dryer (2023), water tank (2023), furnace memory panel (2018), main floor bath reno (2023), composite deck (2020), new fence (2020), garage floor (2021), and exterior paint (2019). Roof and eavestroughs with a leaf filter system (2016, updated 2024) ensure peace of mind. Hunter Douglas blinds throughout complete this move-in-ready home. A rare find in a fantastic location!

Built in 1972

## Essential Information

MLS® #	E4439246
Price	\$429,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,150



Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	49 St Vital Avenue
Area	St. Albert
Subdivision	Mission (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1K7

### Amenities

Amenities	Deck, Gazebo, Parking-Extra, See Remarks
Parking	Double Garage Detached, Front Drive Access, RV Parking

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 29th, 2025
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Days on Market 4

Zoning Zone 24

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