

## **\$435,000 - 4 Milburn Crescent, St. Albert**

MLS® #E4442972

**\$435,000**

4 Bedroom, 1.50 Bathroom, 1,956 sqft

Single Family on 0.00 Acres

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

GREAT LOCATION ,CLOSE TO PARKS, WALK TO FARMERS MARKET, CLOSE TO SCHOOLS, STORES, EASY ACCESS OUT OF TOWN, OLDER MISSION AREA,LARGE BASEMENT WINDOWS, WOOD BURNING MASONARY FIREPLACE, LARGE DECK, NEWER MAIN ROOF REPLACED WITH 4/12 PITCH, STUCCO REMOVED AND STYROFOAM APPLIED TO THE EXISTING SHEETING. COVERING THE WHOLE WALL INCLUDING FRAMING, ABOUT A R22 RATING, BETTER THAN A ENERGY EFFICIENT HOUSE. BONUS ROOM OVER GARAGE ABOUT 496 SQ FEET - UNFINISHED,NEED TRIM FLOORING, HEAT, INSTALL, HOLES PREDRILLED IN FLOOR JOISTS , MOST OF THE DOORS AND WINDOWS REPLACED. HAVE IN-FLOORING HEAT SYSTEM, EXCEPT TANK. BONUS ROOM OVER GARAGE UNFINISHED 496 SQ. FEET,ELECTRICAL INSPECTION RECENTLY DONE, BASEMENT IS ALL COPPER WIRING, MAIN FLOOR HAS 7 COPPER WIRING WITH PLUGS, ALL ALUMINIUM PLUGS AND SWITCHES REPLACED WITH ALUMINIUM CORRECT PLUGS AND SWITCHES, BATHROOMS UPDATED.

Built in 1973

### **Essential Information**



MLS® #	E4442972
Price	\$435,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,956
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Half Duplex
Style	2 and Half Storey
Status	Active

### **Community Information**

Address	4 Milburn Crescent
Area	St. Albert
Subdivision	Mission (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1X8

### **Amenities**

Amenities	See Remarks
Parking Spaces	5
Parking	Double Garage Attached, Parking Pad Cement/Paved, RV Parking

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 18th, 2025
Days on Market	3
Zoning	Zone 24

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