

## \$479,900 - 28 Butterfield Crescent, St. Albert

MLS® #E4428031

**\$479,900**

5 Bedroom, 2.00 Bathroom, 1,241 sqft  
Single Family on 0.00 Acres

Braeside, St. Albert, AB

**LOCATION! LOCATION! LOCATION!**

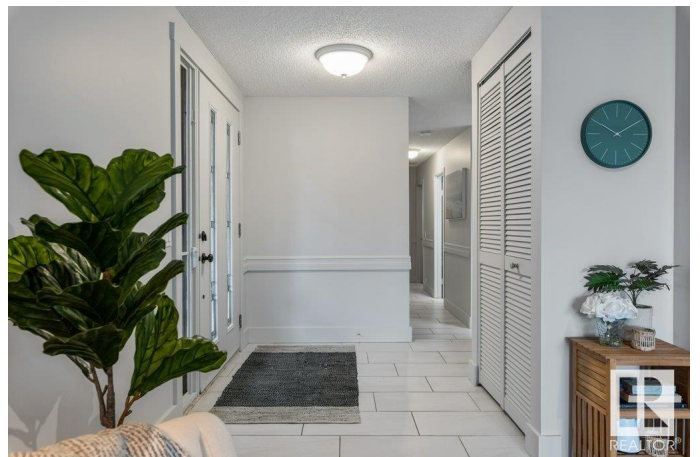
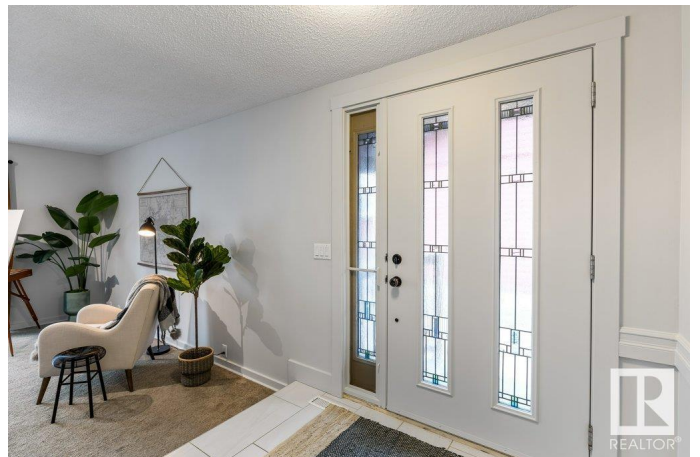
Incredible value for this fabulous home located on one of most desired streets. Over 2,300 Sq. Ft. of total living space. Huge Living Room with newer flooring and large Picture window. Upgraded, Bright and airy, eat-in Kitchen including all appliances. 3 Family Sized Bedrooms. 4 piece Bath & main floor laundry. Freshly painted main floor! The fully finished basement boasts newer broadloom, spacious Family Room with Feature-Gas Fireplace, 2 additional bedrooms plus a Den with built in shelving, 2nd Kitchen with all appliances, Second Laundry, large 4 piece Bath and tons of Storage. The "Park Like" yard is a Dream! Fully fenced, covered Deck & abundance of mature trees - your own Wooded Wonderland-backing a green space. Spectacular location on the banks of the Sturgeon River, Steps to Red Willow Trails, Access to the Spray park without crossing a street. Shopping, Restaurants, parks and public transportation within close walking distance. Nothing to do but move in and enjoy!

Built in 1976

### Essential Information

MLS® # E4428031

Price \$479,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,241                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 28 Butterfield Crescent |
| Area        | St. Albert              |
| Subdivision | Braeside                |
| City        | St. Albert              |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8N 2W7                 |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Closet Organizers, Deck, Vinyl Windows |
| Parking Spaces | 3                                      |
| Parking        | Single Garage Detached                 |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Vacuum System Attachments, Vacuum Systems, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Corner, Mantel, Tile Surround   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Hardie Board Siding  |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No |

Back Lane, Park/Reserve, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Hardie Board Siding  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 28th, 2025  
Days on Market 6  
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 April 3rd, 2025 at 6:17am MDT