

Courtesy Of Matthew D Barry Of Exp Realty

## \$448,800 - 52 Belmont Drive, St. Albert

MLS® #E4450066

**\$448,800**

3 Bedroom, 2.00 Bathroom, 1,060 sqft

Single Family on 0.00 Acres

Braeside, St. Albert, AB

Sitting on a large lot in mature Braeside, discover this charming raised bungalow. This unique home has a lower level single attached garage w/ an IN-LAW STUDIO. The studio includes a partial kitchen, living room, bedroom & a 3pce bath. A large laundry room is shared for both levels & completes the basement. The main floor has 3 BEDROOMS, a 4pce bath, a dining room, kitchen & a living room w/ a large window overlooking the front COVERED PATIO DECK. The back yard is tiered into different levels, includes cement patio areas, a built in planter & there is room to build a future garage/shop. The lot size is 50' x 149.9' which could accommodate 2 homes if granted a permit to split into 2 lots. Upgrades include shingles (2011), hot water tank (2022), Furnace (2006), main floor windows (2008), kitchen flooring (2022) & basement bathroom renovation in 2022. A single attached garage completes this home. Walking distance to downtown St. Albert, this centrally located home has many possibilities!

Built in 1959

### Essential Information

MLS® # E4450066

Price \$448,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,060                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 52 Belmont Drive |
| Area        | St. Albert       |
| Subdivision | Braeside         |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 0C7          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

|              |                                                                                                                                                                                                                      |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Storage Shed, Stove-Countertop Electric, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                                                            |
| Stories      | 2                                                                                                                                                                                                                    |
| Has Basement | Yes                                                                                                                                                                                                                  |
| Basement     | Full, Finished                                                                                                                                                                                                       |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                         |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                            |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 53              |
| Zoning         | Zone 24         |

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Listing information last updated on September 19th, 2025 at 11:47am MDT