

\$439,900 - 7 Broadview Crescent, St. Albert

MLS® #E4456131

\$439,900

3 Bedroom, 2.00 Bathroom, 1,139 sqft

Single Family on 0.00 Acres

Braeside, St. Albert, AB

Welcome to 7 Broadview Crescent in the heart of Braeside, one of St. Albert's most beloved tree-lined communities! This charming 1,139 sq ft bi-level has been lovingly cared for & is ideally located near schools, parks, trails, pool & ravine access. The main floor offers a bright & inviting layout with a spacious kitchen featuring oak cabinets, wall oven & plenty of room to cook & gather. The dining area flows seamlessly into the living room, where newer carpet & large windows frame the beautiful views. Two bedrooms, including a massive primary suite, & 4 pc bathroom complete the upper level. The lower level boasts a spacious 3rd bedrm, full bath & a cozy rec room with a wood-burning fireplace & built-in bookcases, plus convenient laundry & ample storage space. Step outside to the large covered deck overlooking a private, west-facing backyard filled with trees, perennials, and even grapevines that bring a touch of Italy to your home. Car lovers/hobbyists will love the O/S 26' x 30' radiant heated garage.

Built in 1971

Essential Information

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Price \$439,900

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,139
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	7 Broadview Crescent
Area	St. Albert
Subdivision	Braeside
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0B1

Amenities

Amenities	Deck
Parking	Double Garage Detached, Insulated, Over Sized

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 4th, 2025
Days on Market	4
Zoning	Zone 24

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