

## \$399,900 - 9 Burnham Avenue, St. Albert

MLS® #E4456007

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,150 sqft

Single Family on 0.00 Acres

Braeside, St. Albert, AB

PRIDE OF OWNERSHIP is immediately evident on this extremely well maintained 2+2 bedroom, 2 full bath 1149 sqft Bungalow! (Homeowner for 39 yrs) Great curb appeal with cottage style roof & front veranda. Situated on a large lot with mature trees in the desirable neighbourhood of Braeside! Walking distance to great schools, trails, river & Farmers Market! Beautiful landscaping & concrete patio areas make for inviting, outdoor spaces! **FEATURES & HIGHLIGHTS INCL:** Warm paint tones throughout with plush carpet upstairs & basement \* Large livingroom w/ bay window \* Spacious bright island kitchen and open to dining area \* Renovated main 4pce bath \* Massive master bdrm conversion w/two separate closets & space for King-size bed. \* Finished bsmt incl Rec Rm & bar area \* 2 additional bedrooms & 4pce bathrm.(layout for suite potential) \* Furnace replaced(07) serviced annually, furnace (07)Hwt(2021), House shingles (2021) \* Double garage is insulated, oversized (22x24) **GREAT PROPERTY TO CALL HOME!**

Built in 1969

### Essential Information

MLS® # E4456007

Price \$399,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,150                  |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9 Burnham Avenue |
| Area        | St. Albert       |
| Subdivision | Braeside         |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 0A8          |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                          |
| Parking        | Double Garage Detached, Insulated, Over Sized              |

### Interior

|              |                                                                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                     |
| Stories      | 2                                                                                                                                                             |
| Has Basement | Yes                                                                                                                                                           |
| Basement     | Full, Finished                                                                                                                                                |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                                                                                          |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                             |

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

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 3                   |
| Zoning         | Zone 24             |

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Listing information last updated on September 6th, 2025 at 10:02pm MDT