

## \$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 50â€™ x 149.9â€™ 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	48
Zoning	Zone 24

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