

\$524,900 - 35 Woodlands Road, St. Albert

MLS® #E4433944

\$524,900

4 Bedroom, 3.00 Bathroom, 1,313 sqft

Single Family on 0.00 Acres

Woodlands (St. Albert), St. Albert, AB

Welcome to the perfect family home in the heart of Woodlands! This beautifully updated 4-level split offers space, style & a location that can't be beat - just steps from schools, parks & walking trails. Enjoy new flooring throughout the home, starting with a bright living room featuring a new front window & open dining area. The custom 2021 kitchen offers modern white cabinetry, s/s appliances, garden window, sleek tile backsplash, prep island w/ eating bar & backyard access. Upstairs you'll find a spacious primary bedroom w/ walk-in closet & 4pc ensuite, plus 2 more bedrooms & full bath. The lower level offers a cozy family room w/ wood-burning fireplace, 4th bedroom, 3pc bath, laundry, & direct access to the double attached garage. The basement adds a large rec room, den & loads of storage. Additional upgrades: fresh paint throughout, new lighting, renovated baths, newer fence & deck. Furnace (2019), HWT (2017). The backyard is private & beautifully landscaped w/ deck & patio - ideal for summer BBQs.

Built in 1984

Essential Information

MLS® # E4433944

Price \$524,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,313
Acres	0.00
Year Built	1984
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	35 Woodlands Road
Area	St. Albert
Subdivision	Woodlands (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 3S7

Amenities

Amenities	Deck, No Smoking Home, Natural Gas BBQ Hookup
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Kenosayo Elementary
Middle	Lorne Akins Junior High
High	Paul Kane High School

Additional Information

Date Listed	May 2nd, 2025
Days on Market	1
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 May 3rd, 2025 at 11:32am MDT