

## \$599,900 - 30 Woodcrest Avenue, St. Albert

MLS® #E4430508

**\$599,900**

3 Bedroom, 3.50 Bathroom, 1,465 sqft

Single Family on 0.00 Acres

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

**CITY VIEWS & MODERN LUXURY!** Situated along the top of a rolling hillside, this one of a kind WALKOUT two-story settled in the heart of historic Woodlands features 11.3 kW, 31 panel SOLAR SYSTEM (generating surplus) as well level 2 EV charging station. Upgraded front entry with dual wraparound sun chaser decks that welcome you upon approach and opens up to 2,259 sq ft of living space. Golden oak HARDWOOD flooring whisks you towards a SWEEPING private tree-top living room with 2 sided wood burning fireplace just off dining space. Chefs dream kitchen boasts crisp white cabinetry, granite countertops, SS appliances, and large island. A renovated 2pc bath and main floor laundry complete this level. Upstairs, 3 spacious bedrooms, a renovated three-piece bath, and a stunning primary suite with a spa-like ensuite featuring double sinks access to private coffee balcony w/ glass railing & duradeck. Bsmt is FF and incl. flex/den space, family room (w/ gas fireplace), 3 pc bath, and access to back patio and hot tub.

Built in 1981

### Essential Information

MLS® # E4430508

Price \$599,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,465                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 30 Woodcrest Avenue    |
| Area        | St. Albert             |
| Subdivision | Woodlands (St. Albert) |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 3H5                |

### Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Front Porch, Hot Tub, No Smoking Home, Walkout Basement |
| Parking Spaces | 6                                                                                               |
| Parking        | Double Garage Attached, Over Sized                                                              |

### Interior

|                   |                                                                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garburator, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                  |
| Fireplaces        | Corner                                                                                                                                                                                               |
| Stories           | 3                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                                                                       |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                   |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, Private Setting, Rolling Land, View City |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Brick, Stucco                                                                                   |
| Foundation        | Concrete Perimeter                                                                                    |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 24          |

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Listing information last updated on April 20th, 2025 at 1:17pm MDT