

## **\$379,900 - 4 Woodlands Road, St. Albert**

MLS® #E4464519

**\$379,900**

4 Bedroom, 2.00 Bathroom, 1,060 sqft

Single Family on 0.00 Acres

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

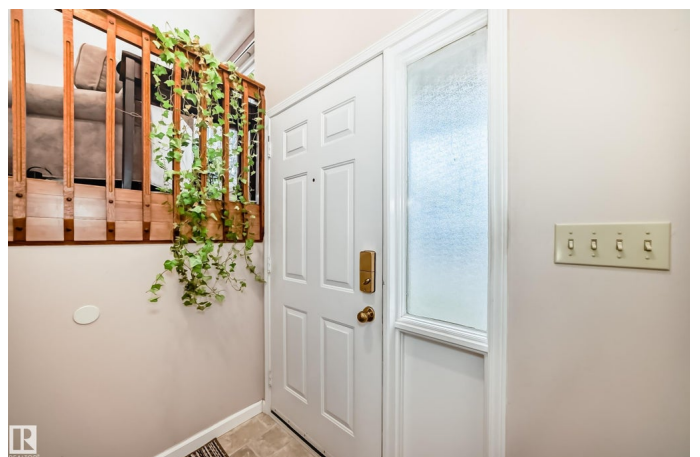
**LOCATION! LOCATION!** This WOODLANDS half duplex is perfectly situated **ACROSS THE STREET** from the Sturgeon River and its incredible walking and biking trails, baseball diamonds, and the stunning St Albert Botanic Park! Major updates include a new furnace (2024) and hot water tank (2025), AC (2023), fridge and stove (2025), newer windows throughout (4 years), Roof in 2012, garage drywall updated and freshly painted and garage party wall is fire-rated(2025). Inside, all carpet on the main floor has been removed and tastefully updated with gorgeous bamboo hardwood! This bright and spacious home is lovingly maintained, with two large bedrooms on the main floor and two generous bedrooms on the lower level, plus a large bright kitchen and fabulous full backyard view. The main floor bathtub has been recently modernized to a stand up shower. The Lower Level offers access to the garage, a comfortable family space with huge windows, and another full bathroom. Amazing opportunity - this home is distinctly St. Albert!

Built in 1985

### **Essential Information**

MLS® # E4464519

Price \$379,900



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,060         |
| Acres          | 0.00          |
| Year Built     | 1985          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bi-Level      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 4 Woodlands Road       |
| Area        | St. Albert             |
| Subdivision | Woodlands (St. Albert) |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 3L9                |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, No Animal Home, No Smoking Home |
| Parking Spaces | 3                                                      |
| Parking        | Single Garage Attached                                 |

### Interior

|              |                                                                                                                                  |
|--------------|----------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                        |
| Fireplace    | Yes                                                                                                                              |
| Fireplaces   | Corner, Mantel                                                                                                                   |
| Stories      | 2                                                                                                                                |
| Has Basement | Yes                                                                                                                              |
| Basement     | Full, Finished                                                                                                                   |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                |
| Exterior Features | Fenced, Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Kinosayo, Neil M Ross  |
| Middle     | RS Fowler, Lorne Akins |
| High       | Paul Kane, SACHC       |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 24            |

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Listing information last updated on November 4th, 2025 at 1:47am MST