

## \$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	7
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 April 18th, 2025 at 7:32pm MDT