

## \$689,000 - 23a Sable Crescent, St. Albert

MLS® #E4444681

**\$689,000**

3 Bedroom, 2.50 Bathroom, 2,169 sqft

Single Family on 0.00 Acres

Sturgeon Heights, St. Albert, AB

Location, location, location. This home has it all; walking distance to all levels of schooling, indoor swimming pool and rec centre, downtown, restaurants, shopping and the river valley. This stylish two-storey home blends comfort and function with thoughtful design. The main floor offers an open-concept great room with a gas fireplace, a spacious kitchen with granite counters, wood cabinets, a walk-in pantry, and direct access to a large backyard deck. Upstairs, you'll find three bedrooms, a four-piece bathroom, and a bright bonus room ideal for movie nights or a play area. The primary suite features a walk-in closet and private ensuite with soaker tub and separate shower. Finishes include custom maple railings, brushed nickel fixtures, white doors and trim, neutral paint, hardwood laminate flooring, and plush carpet. Only new house for sale in St Albert, in a mature neighborhood!

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4444681  |
| Price      | \$689,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,169                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 23a Sable Crescent |
| Area        | St. Albert         |
| Subdivision | Sturgeon Heights   |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 0H3            |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Vacuum System-Roughed-In          |
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | ensuite bathroom                                               |
| Appliances        | Garage Control, Garage Opener, Microwave Hood Fan, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                      |
| Fireplace         | Yes                                                            |
| Fireplaces        | Insert                                                         |
| Stories           | 2                                                              |
| Has Basement      | Yes                                                            |
| Basement          | Full, Unfinished                                               |

### Exterior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                  |
| Exterior Features | Golf Nearby, No Back Lane, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                             |
| Construction      | Wood, Vinyl                                                                                                                                                  |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Vital Grandin  
Middle                              Ecole Secondaire  
High                                 Ecole Secondaire

**Additional Information**

Date Listed                      June 27th, 2025  
Days on Market                141  
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 November 14th, 2025 at 11:47pm MST