

## \$600,000 - 44 Wakefield Boulevard, St. Albert

MLS® #E4440625

**\$600,000**

4 Bedroom, 2.50 Bathroom, 2,164 sqft

Single Family on 0.00 Acres

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

Nestled in nature on a spacious pie lot in the highly sought-after community of Woodlands, this beautifully maintained 2-storey split is the perfect family home. Thoughtfully updated and move-in ready, it features 4 bedrooms - including a huge primary bedroom, 3 generous living areas, a large kitchen outfitted with stainless steel appliances and the home features 3 solar tubes - two in the kitchen and one in the upstairs hall - allowing for natural light and beautiful refraction of the colour spectrum inside the home. Step outside to enjoy your expansive pie shaped backyard, complete with a patio and gazebo - ideal for summer entertaining and family fun. Located in one of St. Albert's mature and most desirable neighbourhoods, you'll enjoy easy access to scenic trails leading to the Sturgeon River Valley, as well as nearby shops, the Water Play Park, excellent schools, and quick connections to the Anthony Henday.

Built in 1979

### Essential Information

MLS® #	E4440625
Price	\$600,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,164
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey Split
Status	Active

### Community Information

Address	44 Wakefield Boulevard
Area	St. Albert
Subdivision	Woodlands (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 3E9

### Amenities

Amenities	Crawl Space, Detectors Smoke, No Animal Home, No Smoking Home, Patio, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, See Remarks, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Corner Lot, Fenced, Landscaped, Level Land, Public Swimming Pool, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Kinosayo, Neil M Ross
Middle	Richard S Fowler, Lorne A
High	Paul Kane

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	4
Zoning	Zone 24

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Listing information last updated on June 9th, 2025 at 3:32pm MDT