

## \$509,900 - 40 Burnham Avenue, St. Albert

MLS® #E4437079

**\$509,900**

4 Bedroom, 2.00 Bathroom, 1,137 sqft

Single Family on 0.00 Acres

Braeside, St. Albert, AB

Immaculate and move in ready describes this fully finished bungalow located in the highly sought after community of Braeside. 3+1 bedrooms, 2 full bathrooms, fully finished basement and oversized double detached garage. Upgrades incl: vinyl plank flooring, renovated bathrooms, newer kitchen cabinets, stainless steel appliances, newer windows, doors, light fixtures, newer furnace, shingles and eaves and the list goes on. Spacious open concept main floor with large living room, massive kitchen, dining room and 3 spacious bedrooms. The modern lower level offers a 4 piece bathroom, family room, large bedroom and 2nd kitchen. Exterior of the home features a spacious, fenced back yard, beautiful front exposure with mature trees, oversized double detached garage and much more! just move in and enjoy.

Built in 1969

### Essential Information

MLS® #	E4437079
Price	\$509,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,137
Acres	0.00



Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	40 Burnham Avenue
Area	St. Albert
Subdivision	Braeside
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0A7

### Amenities

Amenities	Closet Organizers, Deck
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 16th, 2025
Days on Market	7
Zoning	Zone 24

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