

## \$579,000 - 45 Wentworth Crescent, St. Albert

MLS® #E4453579

**\$579,000**

3 Bedroom, 2.50 Bathroom, 1,970 sqft

Single Family on 0.00 Acres

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

This 1,970 square-foot 2-story home in the beautiful community of Woodlands, offers an ideal family setting with plenty of space to grow. Featuring three spacious bedrooms upstairs, the home provides comfort and functionality for families of all sizes. The main level is bright and welcoming, with an open flow that's perfect for both everyday living and entertaining. Large windows allow natural light to fill the home, creating a warm and inviting atmosphere throughout. The unfinished basement offers incredible potential for customization—whether you envision a family rec room, home gym, or additional bedrooms, the space is ready to be tailored to your needs. Located in one of St. Albert's most desirable neighborhoods, this property combines size, potential, and community charm, making it a fantastic opportunity to create your dream home.

Built in 1981

### Essential Information

MLS® #	E4453579
Price	\$579,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,970
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	45 Wentworth Crescent
Area	St. Albert
Subdivision	Woodlands (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 3G7

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home, Vaulted Ceiling, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Refrigerator, Storage Shed, Stove-Electric, Washer, See Remarks, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick
Exterior Features	Fenced, Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### Additional Information

Date Listed August 18th, 2025

Days on Market 1

Zoning Zone 24

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