

Courtesy Of Mieke Jennings Of CIR Realty

## \$498,500 - 69 Hamilton Crescent, St. Albert

MLS® #E4424921

**\$498,500**

4 Bedroom, 2.50 Bathroom, 2,153 sqft  
Single Family on 0.00 Acres

Heritage Lakes, St. Albert, AB

Welcome to this spacious 4-bedroom, 2.5-bathroom home located in the highly sought-after community of Heritage Lakes in St. Albert. This unique property offers an incredible opportunity for those looking to create their dream home with a bit of TLC and vision. As you enter, you'll immediately notice the home's generous layout, which includes three cozy fireplaces that promise warmth and comfort throughout. The home features four spacious bedrooms and two and a half bathrooms, including a master ensuite. Large windows throughout offer beautiful views, looking onto lush trees, providing a serene, private setting that feels like an extension of your own backyard. Though the property is being sold as-is and requires some work, it presents a fantastic opportunity for anyone ready to invest time and creativity to transform it into a true gem. Whether you're an investor or a homeowner with a vision, this home is ready for a makeover.

Built in 1998

### Essential Information

MLS® #	E4424921
Price	\$498,500
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,153
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	69 Hamilton Crescent
Area	St. Albert
Subdivision	Heritage Lakes
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T3G 3Y1

### **Amenities**

Amenities	Off Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Front Porch, Vinyl Windows, See Remarks
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent, Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Playground Nearby, Schools

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Wild Rose Elementary
Middle	Hillgrove School
High	Paul Kane High School

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	4
Zoning	Zone 24

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Listing information last updated on March 14th, 2025 at 2:47am MDT