

## \$299,000 - 12219 St Albert Trail, Edmonton

MLS® #E4451481

**\$299,000**

3 Bedroom, 1.00 Bathroom, 958 sqft

Single Family on 0.00 Acres

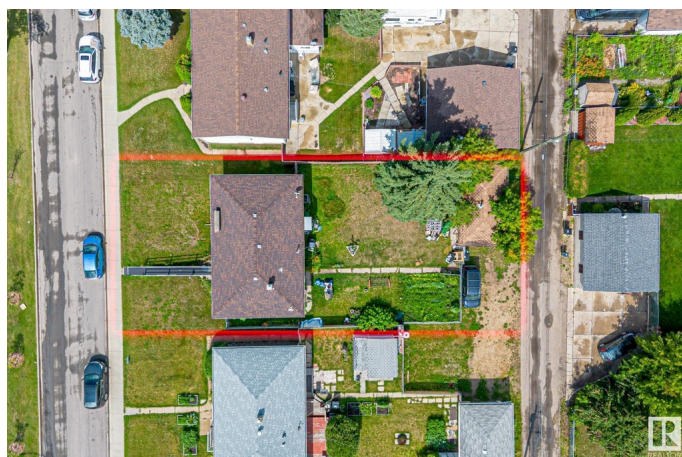
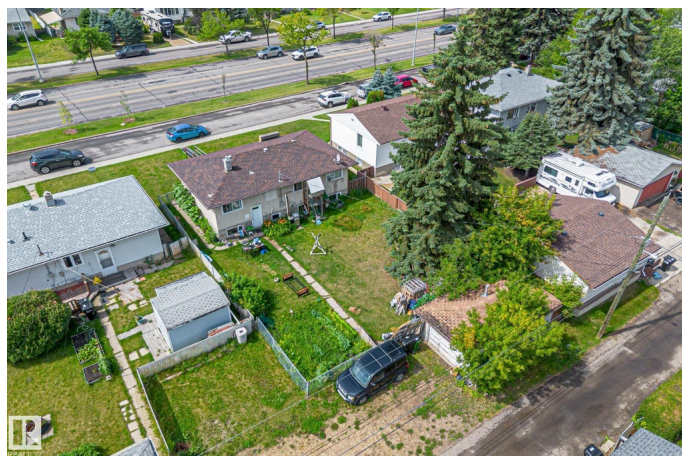
Sherbrooke, Edmonton, AB

Fantastic Opportunity for Buyers looking for a single family home with redevelopment potential. The main floor features 3 spacious bedrooms, including a LARGE primary bedroom, a full updated 4-piece bath, and original hardwood flooring that adds warmth and character. The basement is framed and ready for development, with upgraded 100 AMP electrical. Situated on a HUGE 622 sq m lot with redevelopment potential for up to 8 units this home is perfect for an investor buyer or developer. Located close to Westmount shopping center and located only minutes away from major travel arteries like groat road and yellowhead trail.

Built in 1954

### Essential Information

MLS® #	E4451481
Price	\$299,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	958
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### Community Information

Address	12219 St Albert Trail
Area	Edmonton
Subdivision	Sherbrooke
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 4G5

### Amenities

Amenities	See Remarks
Parking	Single Garage Detached

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	St. Pius X
Middle	St. Mark, Westmount
High	Ross Sheppard

### Additional Information

Date Listed	August 6th, 2025
Days on Market	2
Zoning	Zone 04

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Listing information last updated on August 8th, 2025 at 7:02am MDT