

## \$529,900 - 37 Patterson Crescent, St. Albert

MLS® #E4436819

**\$529,900**

4 Bedroom, 2.50 Bathroom, 1,349 sqft

Single Family on 0.00 Acres

Pineview, St. Albert, AB

Welcome to this beautifully upgraded 4-level split in the desirable, mature community of Pineview! This energy-efficient home features solar panels that significantly reduce monthly utility bills-saving you thousands each year! Thoughtful upgrades include newer exterior siding, windows, A/C & appliances. The kitchen boasts granite countertops and a modern design, while hardwood and slate flooring add timeless style. Enjoy the comfort of 4 bedrooms and 2.5 bathrooms, including a 3-piece ensuite off the primary & wood f/p on the 3rd level. All 4 levels are fully developed, offering abundant living & storage space. Relax in the spacious backyard surrounded by mature trees for added privacy. The oversized double garage, large driveway and extended pad will meet all of your parking needs. A newer fence and meticulous maintenance complete this fantastic family home in a quiet, well-established neighbourhood close to parks, schools, and amenities. This home is a true gem with comfort and savings built in!

Built in 1983

### Essential Information

MLS® # E4436819

Price \$529,900

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,349
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	37 Patterson Crescent
Area	St. Albert
Subdivision	Pineview
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 4T8

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Detectors Smoke, Parking-Extra, Vinyl Windows, Natural Gas BBQ Hookup, Solar Equipment
Parking Spaces	5
Parking	Double Garage Attached, Over Sized, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 16th, 2025
Days on Market	8
Zoning	Zone 24

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