

## \$299,900 - 3a Burnham Avenue, St. Albert

MLS® #E4443622

**\$299,900**

4 Bedroom, 2.00 Bathroom, 1,307 sqft

Condo / Townhouse on 0.00 Acres

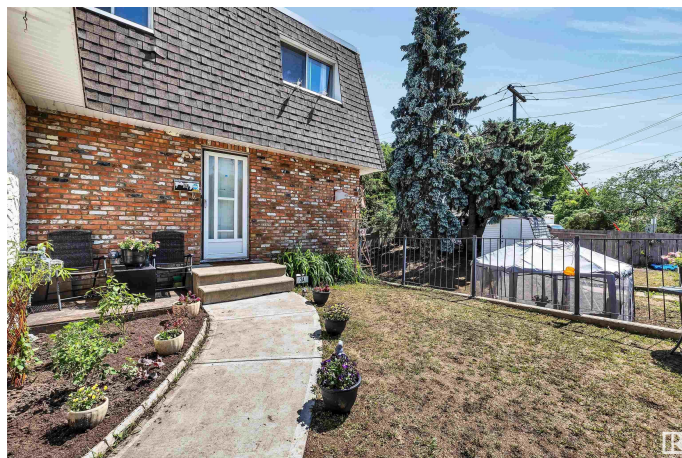
Braeside, St. Albert, AB

Welcome to 3A Burnham Avenue in beautiful St. Albert! With over 1800 sqft of living space, this 4 bed, 3 bath townhouse with walkout basement is perfect for families, first-time buyers, or investors. Located on a quiet, tree-lined street, this home features a fully finished basement, large fully fenced yard, and two outdoor parking stalls. Upstairs you'll find three spacious bedrooms, with a fourth bedroom located in the basement—ideal for guests, a home office, or teen retreat. Enjoy outdoor living on the large deck with gazebo, perfect for relaxing or entertaining. Just steps away from the scenic Red Willow Trail System, plus easy access to shopping at St. Albert Centre, schools, transit, and more. Pet-friendly and move-in ready, this is a rare find in a sought-after location!Â this home offers comfort, space, and a lifestyle youâ€™™ll love! Welcome home!

Built in 1971

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4443622  |
| Price      | \$299,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |
| Half Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,307             |
| Acres          | 0.00              |
| Year Built     | 1971              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3a Burnham Avenue |
| Area        | St. Albert        |
| Subdivision | Braeside          |
| City        | St. Albert        |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8N 1X7           |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Hot Water Natural Gas, Walkout Basement |
| Parking   | 2 Outdoor Stalls                              |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel  |
| Construction      | Wood, Brick, Stucco   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 24         |
| Condo Fee      | \$475           |

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Listing information last updated on June 27th, 2025 at 4:47am MDT