

## \$549,900 - 35 Hamilton Crescent, St. Albert

MLS® #E4451579

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,437 sqft

Single Family on 0.00 Acres

Heritage Lakes, St. Albert, AB

Perfect family home! This stunning 3+1 bedroom, fully finished bi-level with a double attached garage is a rare gem. Meticulously cared for, this home offers a unique layout, 3 full bathrooms, air conditioning, and a beautifully landscaped and fenced yard. Step into the spacious foyer and ascend to the main floor, where the kitchen offers stainless steel appliances and a raised eating bar, seamlessly connected to the inviting dining room and cozy living room featuring a fireplace and vaulted ceilings. The expansive windows flood the space with natural light and offer picturesque views of the lush yard. The main floor primary bedroom impresses with vaulted ceilings, double closets, and a luxurious 4-piece ensuite. Upstairs, you'll discover two generously sized bedrooms and a full 4-piece bathroom. The fully developed basement is a family's dream, with large bright windows, a sprawling recreation area, a den, an additional bedroom, a 3 piece bathroom, laundry room, utility room, and ample storage.

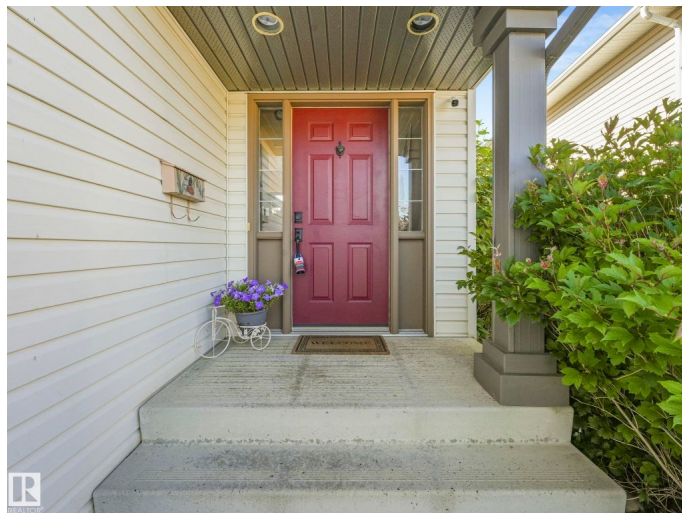
Built in 1999

### Essential Information

MLS® # E4451579

Price \$549,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,437                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 35 Hamilton Crescent |
| Area        | St. Albert           |
| Subdivision | Heritage Lakes       |
| City        | St. Albert           |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8N 6R6              |

### Amenities

|                |                                                                                                                                                                                         |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Vacuum System-Roughed-In |
| Parking Spaces | 4                                                                                                                                                                                       |
| Parking        | Double Garage Attached                                                                                                                                                                  |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                   |
| Fireplace         | Yes                                                                                                                                         |
| Fireplaces        | Glass Door                                                                                                                                  |
| Stories           | 2                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                              |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Vinyl                                             |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Vinyl                                             |
| Foundation        | Concrete Perimeter                                      |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 14               |
| Zoning         | Zone 24          |

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Listing information last updated on August 20th, 2025 at 11:47pm MDT