

# \$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 | 5                |
| Zoning         | Zone 04          |

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Listing information last updated on August 10th, 2025 at 11:47pm MDT