

## \$380,000 - 64 Burnham Avenue, St. Albert

MLS® #E4442542

**\$380,000**

4 Bedroom, 2.50 Bathroom, 1,520 sqft

Single Family on 0.00 Acres

Braeside, St. Albert, AB

Handyman special in the heart of Braeside—this home requires a full renovation but offers a rare chance to build value in one of St. Albert's most picturesque and sought-after neighbourhoods. Set among tree-lined streets, ravines, and the scenic Sturgeon River, Braeside blends natural beauty with urban convenience. Ideal for buyers looking to customize or reimagine a home in a mature, established setting. Enjoy walking distance to Red Willow trails, parks, and top-rated schools, plus easy access to St. Albert Centre, dining, and Fountain Park Rec Centre via a nearby footbridge. Commuter-friendly with quick connections to Edmonton, transit, and major roadways. This vibrant, walkable community appeals to families, professionals, and investors alike. With strong lifestyle appeal and untapped potential, this property is a unique opportunity to create your dream home or smart investment. A full-reno project with upside—unlock the possibilities in timeless Braeside!

Built in 1974

### Essential Information

MLS® # E4442542

Price \$380,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,520
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	64 Burnham Avenue
Area	St. Albert
Subdivision	Braeside
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0A7

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                Concrete Perimeter

**School Information**

Elementary                Sir Alexander Mackenzie  
Middle                      Lorne Akins Junior High  
High                         Outreach High School

**Additional Information**

Date Listed                June 15th, 2025  
Days on Market        2  
Zoning                      Zone 24

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