

## \$649,700 - 7 Holmgren Crescent, St. Albert

MLS® #E4447194

**\$649,700**

4 Bedroom, 3.50 Bathroom, 2,207 sqft

Single Family on 0.00 Acres

Heritage Lakes, St. Albert, AB

This beautifully modernized 2-storey home nestled in the sought-after community of Heritage Lakes, offering a rare opportunity to live backing directly onto a serene treed reserve is a **SHOW STOPPER** from the moment you drive up! With 4 bedrooms plus a main floor den, this home has been thoughtfully updated/renovated over the years. The kitchen has been refreshed with a clean, modern feel and it overlooks the spacious family room with a stunning stone fireplace—perfect for gathering. Large windows span the back of the home, flooding the main floor with natural light and offering tranquil views of the private, treed yard. Enjoy newer flooring, renovated bathrooms, and a fully developed basement with extra living space & 2nd fireplace for guests and teens. Upgrades include windows (2014 - 2018) furnace (2024) hot water tank (2017) fence (2023) and shingles (2015). This is a truly move-in-ready home with exceptional pride of ownership, ideal for families seeking comfort, style, and a peaceful outdoor retreat.

Built in 1990

### Essential Information

MLS® # E4447194

Price \$649,700



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,207
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7 Holmgren Crescent
Area	St. Albert
Subdivision	Heritage Lakes
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T5N 5V4

### Amenities

Amenities	Deck, Detectors Smoke, Gazebo, Sprinkler Sys-Underground, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Window Coverings, TV Wall Mount, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 11th, 2025
Zoning	Zone 24

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