

# \$3,250,000 - 54320 Hwy 2, St. Albert

MLS® #E4439867

**\$3,250,000**

3 Bedroom, 2.50 Bathroom, 2,197 sqft  
Single Family on 0.00 Acres

Annexation Lands, St. Albert, AB

Located directly across from St. Albert Dodge, this site is surrounded by major ongoing developments to the east and south. Property Highlights: 2,196 sq ft bungalow with triple attached drive-thru garage and including a 72' x 150' structure with a fully contained 1-bedroom suite Flat, usable land with high visibility and direct access to a major arterial route Live comfortably

Built in 1975

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4439867               |
| Price          | \$3,250,000            |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,197                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

## Community Information

Address 54320 Hwy 2



|             |                  |
|-------------|------------------|
| Area        | St. Albert       |
| Subdivision | Annexation Lands |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8T 1T1          |

### Amenities

|           |                                                                                    |
|-----------|------------------------------------------------------------------------------------|
| Amenities | Deck                                                                               |
| Parking   | Heated, Insulated, Quad or More Detached, RV Parking, Shop, Triple Garage Attached |

### Interior

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

### Exterior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stone                                                                                                                                       |
| Exterior Features | Cross Fenced, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Metal                                                                                                                                                    |
| Construction      | Wood, Metal, Stone                                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                                       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 144            |
| Zoning         | Zone 24        |

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Listing information last updated on October 24th, 2025 at 11:18am MDT