

## \$565,000 - 41 Hampton Crescent, St. Albert

MLS® #E4448308

**\$565,000**

3 Bedroom, 2.50 Bathroom, 2,142 sqft

Single Family on 0.00 Acres

Heritage Lakes, St. Albert, AB

Welcome to 41 Hampton Crescent—an extensively upgraded 2-storey home in one of St. Albert’s quietest and most desirable neighbourhoods. Offering over 2,100 sq ft of living space, this home features new luxury vinyl plank flooring and fresh paint throughout the main and upper floors. The open-concept main level includes a spacious living room, kitchen, dining area, office, and half bath. Upstairs, you’ll find 3 large bedrooms, including a primary suite with walk-in closet and 4-piece en-suite, plus upper floor laundry and a full main bath. The unfinished basement awaits your personal touch. Complete with A/C, an attached double garage, and just a short drive to Edmonton, this home blends comfort, style, and convenience.

Built in 1997

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448308  |
| Price          | \$565,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,142     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1997                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 41 Hampton Crescent |
| Area        | St. Albert          |
| Subdivision | Heritage Lakes      |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 6R3             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Hot Water Natural Gas, Vaulted Ceiling, Exterior Walls 2"x8" |
| Parking   | 2 Outdoor Stalls, Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed July 17th, 2025

Days on Market 12

Zoning Zone 24

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Listing information last updated on July 29th, 2025 at 7:02am MDT