

## \$359,900 - 27a Belmont Drive, St. Albert

MLS® #E4426532

**\$359,900**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Braeside, St. Albert, AB

Build your dream home on this large private corner lot in the heart of St. Albert. Fully serviced WALKOUT lot - ready to start building on right now! Have you wanted to live in a mature neighborhood but didn't want to live in an older house? This is your once-in-a-lifetime chance to custom build the perfect home for your family. Steps to the Sturgeon River Valley and a quick walk to the downtown shops and St. Albert Farmer's Market mean that you will have quick access to all the best parts of town without all the driving. Unlike brand new neighborhoods on the edge of the city, these lots provide a fantastic mix of gorgeous, wide tree-lined streets and character homes plus modern new luxury infill homes. With over 6300sqft lot of land (42' x 150') and rear lane access, you have plenty of room to build an incredible house with a walkout basement plus a HUGE detached 37' x 23'6" garage. R1 Zoning allows you to have a secondary suite such as a garage or a basement suite, giving you endless possibilities.



### R1 ZONING

SITE AREA = 593 SQ.M  
SITE COVERAGE ALLOWED = 40% (42%)  
SITE COVERAGE OF GARAGE (23'-6" x 32') = 11.8%  
SITE COVERAGE OF APPROX 1350 SQ.FT MAIN FLOOR = 21%

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4426532  |
| Price     | \$359,900 |
| Bathrooms | 0.00      |
| Acres     | 0.00      |

|          |                 |
|----------|-----------------|
| Type     | Single Family   |
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 27a Belmont Drive |
| Area        | St. Albert        |
| Subdivision | Braeside          |
| City        | St. Albert        |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8N 0C4           |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Back Lane, Corner Lot, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, See Remarks |
|-------------------|--|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 42               |
| Zoning         | Zone 24          |

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Listing information last updated on May 1st, 2025 at 6:17pm MDT