

## \$2,350,000 - 14a Birch Drive, St. Albert

MLS® #E4449938

**\$2,350,000**

4 Bedroom, 3.50 Bathroom, 3,462 sqft

Single Family on 0.00 Acres

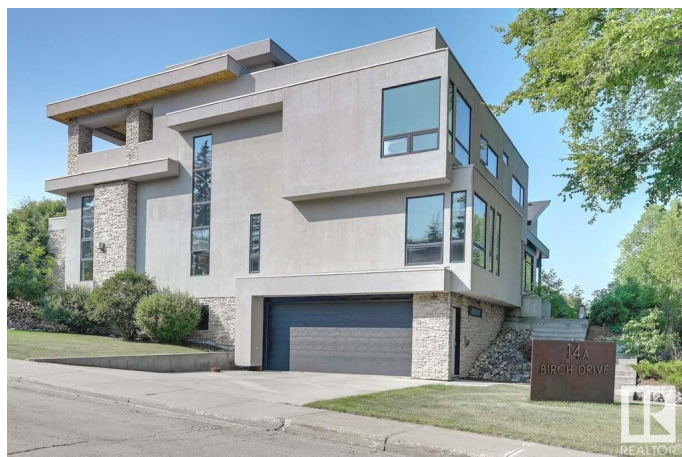
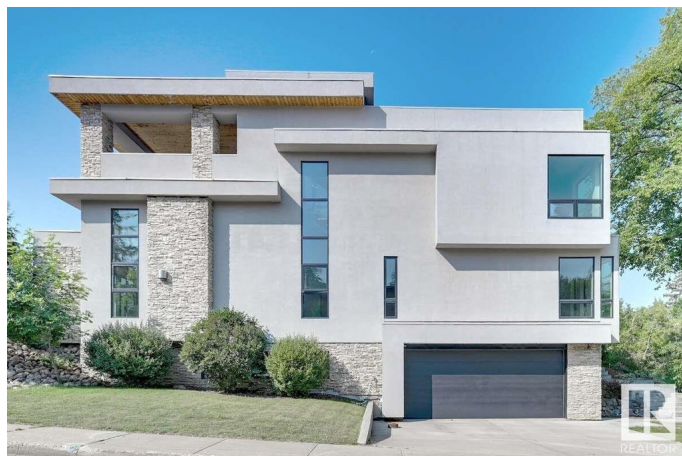
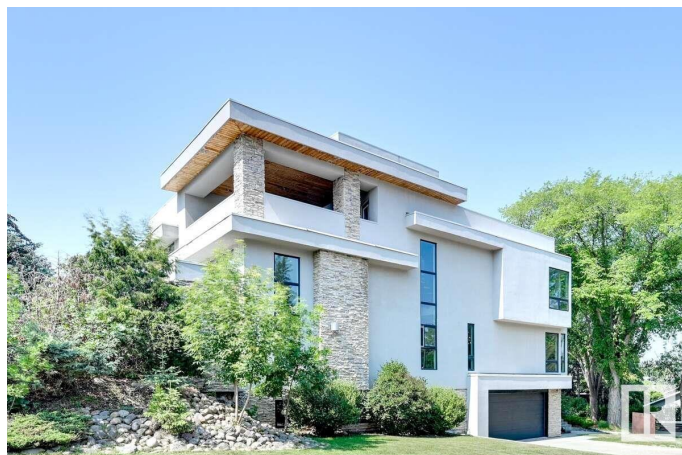
Braeside, St. Albert, AB

For more information, please click on "View Listing on Realtor Website". An architectural retreat in Braeside, St. Albert's most coveted neighbourhood. With over 4,700 sqft of finished space this custom home blends sculptural design with quiet luxury. Soaring ceilings, triple-pane glass, and a floating steel staircase define the main floor, anchored by polished concrete and a chef's kitchen with SubZero and Viking appliances. Upstairs: a peaceful loft, light-filled bedrooms, and a spa-inspired primary suite. Finished basement features a wood burning fireplace, bedroom, full bath, and integrated double garage. 1,400+ sqft rooftop terrace with 400 sqft covered lounge and rough-ins for an outdoor kitchen. Radiant in-floor heating, air handling with integrated coil, and passive solar design keep the home cool without conventional A/C. Located steps from schools, trails, and the Farmers Market, this home offers modern living in St. Albert's most walkable enclave.

Built in 2011

### Essential Information

MLS® #	E4449938
Price	\$2,350,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,462
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	14a Birch Drive
Area	St. Albert
Subdivision	Braeside
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0C9

### Amenities

Amenities	Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Walkout Basement, See Remarks, Vacuum System-Roughed-In
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Appliances	Appliances Negotiable, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Corner Lot, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, Sloping Lot, View City, See Remarks
Roof	EPDM Membrane
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Sir Alexander MacKenzie
Middle	Lorne Akins Junior High
High	Paul Kane High School

### **Additional Information**

Date Listed	July 26th, 2025
Days on Market	52
Zoning	Zone 24

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 16th, 2025 at 2:03pm MDT