

## **\$349,900 - 69 Attwood Drive, St. Albert**

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MLS® #E4441109

**\$349,900**

3 Bedroom, 1.50 Bathroom, 1,189 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

Incredible 3 bedroom 1240+ square foot bungalow in prime Akinsdale location, close to Parks, multiple schools, shopping, bus service... - across the street/walking distance. You're going to love the view - with your own private view of a well treed gorgeous park across the street. As you step into this bright and cheery home you have a very spacious living room with a feature wood fireplace to cozy up to. Boasting a large newer kitchen with new appliances and loads of room to entertain those special gatherings. The primary bedroom is very large with it's own 2 piece en-suite and overlooks your private, quiet backyard. This home has had upgrades to the flooring, paint, kitchen, bathrooms, windows and more! With an unspoiled basement you're free to put your own touches into your new home. From the minute you enter this amazing home you can feel the warmth, spaciousness and pride of ownership. Don't wait or it may be too late.



Built in 1978

### **Essential Information**

MLS® #	E4441109
Price	\$349,900
Bedrooms	3
Bathrooms	1.50

Full Baths	1
Half Baths	1
Square Footage	1,189
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	69 Attwood Drive
Area	St. Albert
Subdivision	Akinsdale
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2Z6

### Amenities

Amenities	On Street Parking, No Smoking Home
Parking	Front Drive Access, No Garage, Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 7th, 2025  
Days on Market        13  
Zoning                    Zone 24

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