

## **\$464,800 - 40 Austin Crescent, St. Albert**

MLS® #E4443249

**\$464,800**

5 Bedroom, 2.00 Bathroom, 1,402 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

AMAZING AKINSDALE! With over 2,600 sq ft of living space, this 5 Bedroom, 2 Bath spacious Bungalow is move-in ready! Renovations over the years include updated Kitchen with Concrete Countertops, plenty of Cabinets & Stainless Steel Appliances (Stove w/ Double Oven!). The Primary Bedroom features a WALK-IN CLOSET & ENSUITE. Two additional Bedrooms and a full Bath are found on this level. Main floor is CARPET-FREE. Finished Basement offers two more Bedrooms, room for a Gym or Entertaining Space & includes a rough-in bath. The Laundry Room & Storage Room complete this level. Lovely SOUTH BACKYARD with Patio, Shed, Garden & VINYL FENCING. Bonus: NEW FURNACE (2025) & ATTACHED GARAGE. Walking distance to Trails, Parks, Schools, Playgrounds & Pickleball Court! Quick access to the Henday & Downtown Edmonton is an easy 20 minute commute. Situated on a quiet Crescent with a good sense of community.

Built in 1978

### **Essential Information**

MLS® #	E4443249
Price	\$464,800
Bedrooms	5



Bathrooms	2.00
Full Baths	2
Square Footage	1,402
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	40 Austin Crescent
Area	St. Albert
Subdivision	Akinsdale
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 3B5

### Amenities

Amenities	No Animal Home, No Smoking Home, Patio
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Elmer S Gish/Holy Family  
Middle                              Lorne Akins/R S Fowler  
High                                 Paul Kane/École Secondaire

**Additional Information**

Date Listed                      June 19th, 2025  
Days on Market                2  
Zoning                              Zone 24

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