

\$489,900 - 34 Austin Crescent, St. Albert

MLS® #E4425240

\$489,900

5 Bedroom, 3.00 Bathroom, 1,275 sqft
Single Family on 0.00 Acres

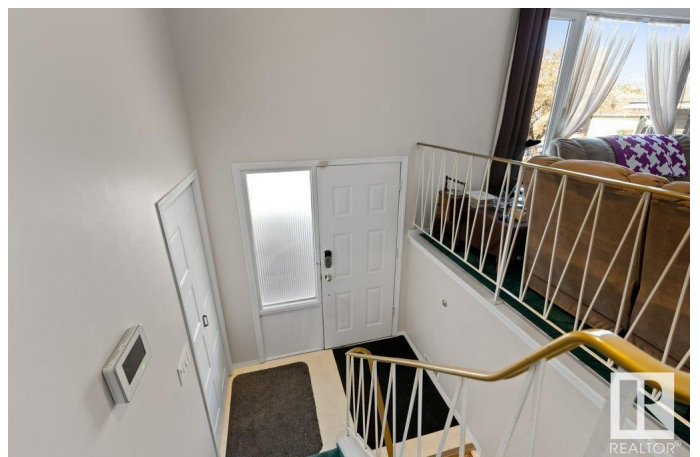
Akinsdale, St. Albert, AB

Nestled on a quiet crescent in the desirable neighborhood of Akinsdale, this beautifully maintained bi-level home offers 5 bedrooms and 3 baths, including a well-equipped ensuite. The newer kitchen features a stylish tile backsplash and plenty of cabinet space, making it perfect for cooking and entertaining. The fully finished basement has two additional bedrooms, a cozy wood-burning fireplace, and ample space for a recreation area or home office. Enjoy the convenience of a double attached garage, providing plenty of parking and storage. Recent upgrades include a new roof (2018), furnace (2013), and hot water tank (2016), ensuring peace of mind for years to come. The durable rubber driveway adds both curb appeal and longevity. This home offers great access to the Anthony Henday, top-rated schools, parks, and shopping just minutes away. This is an ideal home for those looking for both comfort and convenience. Don't miss this fantastic opportunity.

Built in 1978

Essential Information

MLS® #	E4425240
Price	\$489,900
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,275
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	34 Austin Crescent
Area	St. Albert
Subdivision	Akinsdale
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 3B5

Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, No Smoking Home
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed March 11th, 2025

Days on Market 3

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 March 14th, 2025 at 12:17pm MDT