

## \$525,000 - 39 Abbey Crescent, St. Albert

MLS® #E4458269

**\$525,000**

5 Bedroom, 3.50 Bathroom, 1,239 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

Akinsdale Awaits! On a quiet street in the sought after community of Akinsdale, this well maintained 4-level split delivers outstanding space and flexibility. Featuring 5 bedrooms, 3.5 bathrooms, and three distinct living areas, the layout is designed to comfortably accommodate a variety of lifestyles and family needs. The home has central A/C to keep you cool all summer and a heated attached double car garage offers comfort through the winter. Outside, enjoy the west backing yard with concrete patio and a large covered deck with natural gas bbq hookup and no direct backyard neighbours. Thoughtfully designed and maintained, this home combines comfort, space, and location with easy access to schools, shopping, and the Anthony Henday. This roomy and charming Akinsdale home is ready to welcome its next chapter.

Built in 1978

### Essential Information

MLS® #	E4458269
Price	\$525,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,239



Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	39 Abbey Crescent
Area	St. Albert
Subdivision	Akinsdale
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2X3

### Amenities

Amenities	Air Conditioner, Crawl Space, Deck, Hot Water Natural Gas, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 18th, 2025
Zoning	Zone 24

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