\$119,900 - 305 45 Akins Drive, St. Albert

MLS® #E4445304

\$119,900

2 Bedroom, 1.00 Bathroom, 912 sqft Condo / Townhouse on 0.00 Acres

Akinsdale, St. Albert, AB

Welcome to this TOP FLOOR 912 SF 2 bedroom condo in Akinsdale one of the most desirable neighborhoods in St. Albert. Stepping inside you will notice tasteful upgrades with new flooring and paint throughout the unit. The living room features a WOOD-BURNING fireplace and access to your private north-facing balcony. The kitchen is designed with plenty of counter space, wood cabinet doors, and features a dishwasher. Next to the kitchen is a well positioned dining room or breakfast nook. Down the hall is both good sized bedrooms. The primary includes a WALK-IN CLOSET and a pass through to the 4 pc bathroom with a large vanity. The unit is supplied with its own forced air high efficiency furnace and HWT. Down the hall on the same floor is the common laundry. Outside this unit is equipped with 1 surface parking stall. Fantastic location which is close to shopping, schools, parks, walking trails and just mins from Anthony Henday or St. Albert Trail. This is a must see.

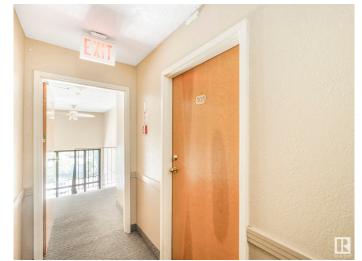
Built in 1980

Essential Information

MLS® # E4445304 Price \$119,900

Bedrooms 2







Bathrooms 1.00

Full Baths 1

Square Footage 912

Acres 0.00

Year Built 1980

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

Community Information

Address 305 45 Akins Drive

Area St. Albert
Subdivision Akinsdale
City St. Albert
County ALBERTA

Province AB

Postal Code T8N 2P4

Amenities

Amenities Off Street Parking, On Street Parking, Parking-Visitor, Security Door,

Storage-In-Suite

Parking Spaces 1

Parking Stall

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Refrigerator, Stove-Electric

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Brick Facing, Masonry

of Stories 3
Stories 1

Has Basement

Basement None, No Basement

Yes

Exterior

Exterior Wood, Vinyl

Exterior Features Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Playground

Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Elmer S. Gish School

Middle Elmer S. Gish School

High Paul Kane High School

Additional Information

Date Listed July 2nd, 2025

Days on Market 5

Zoning Zone 24

Condo Fee \$464

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Listing information last updated on July 7th, 2025 at 6:32am MDT