

## **\$459,800 - 40 Austin Crescent, St. Albert**

MLS® #E4448479

**\$459,800**

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® # E4448479

Price \$459,800

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                      July 18th, 2025  
Days on Market                20  
Zoning                              Zone 24

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