

## **\$465,000 - 20 Ash Crescent, St. Albert**

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MLS® #E4452159

### **\$465,000**

3 Bedroom, 2.50 Bathroom, 1,206 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

Tucked away on a quiet, tree-lined Cres. in desirable Akinsdale, this BEAUTIFULLY UPDATED 4-level split offers space, style, & a prime location just steps from parks, schools, shopping, & quick access to A.HENDAY. The BRIGHT main floor features an open living & dining area, plus a SPACIOUS kitchen W/ ample cabinets, SS single basin sink & High-end designer faucet. UPGRADES include shingles, furnace, flooring, fencing, insulation, eavestrough, & more! Upstairs, the primary is fit for a KING BED boasting dual closets & a private vanity, two more SIZEABLE bedrooms & a full bath. The third level features a COZY wood-burning BRICK fireplace & BRAND NEW carpet ideal for a family/game room. The fourth level is ready for your finishing touch & already includes a show-stopping, NEW LUXURIOUS 3pc bath W/ dual RAIN FALL shower, 5-ft base, 12x24 porcelain tile, & LVP flooring. Outside, enjoy a PRIVATE multi-level deck, Fresh LOW MAINTENANCE landscaping, FULLY FENCED yard, & OVERSIZED 24x24 garage. A truly RARE find!

Built in 1983

### **Essential Information**

MLS® # E4452159

Price \$465,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,206
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	20 Ash Crescent
Area	St. Albert
Subdivision	Akinsdale
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 3J3

### **Amenities**

Amenities	Off Street Parking, Deck, Detectors Smoke, No Smoking Home, See Remarks, Natural Gas BBQ Hookup
Parking	Double Garage Detached, Over Sized

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Metal
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Exterior Features	Fenced, Flat Site, Low Maintenance, Private Setting, Public Swimming Pool, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter



**School Information**

Elementary	Leo Nickerson
Middle	Elmer S Gish
High	Paul Kane

**Additional Information**

Date Listed	August 9th, 2025
Zoning	Zone 24

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