

# \$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

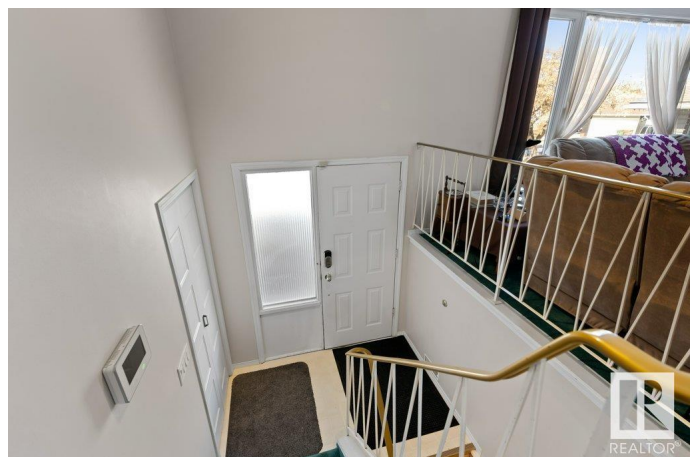
Akinsdale, St. Albert, AB

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

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Listing information last updated on March 14th, 2025 at 6:02am MDT