

\$389,900 - 83 Arbor Crescent, St. Albert

MLS® #E4447525

\$389,900

4 Bedroom, 2.50 Bathroom, 1,309 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

Nestled in the sought-after Akinsdale neighbourhood, this charming 1308 sq ft bungalow blends rustic character with modern updates. Featuring 4 bedrooms and 3 bathrooms, it's perfect for families. Upgrades include (2014) shingles, windows, doors, siding, & eavestroughs, (2021) Furnace, (2022) HWT. The main floor offers a spacious living room with a cozy, stone-faced wood-burning fireplace, a bright kitchen with backyard views, and a dining area that flows seamlessly off the kitchen. You'll also find two bedrooms, a guest bath, and a large primary bedroom with a 2-pc ensuite. The fully finished basement adds a generous family room, 3pc bathroom, ample storage, and a fourth bedroom. Enjoy outdoor living in the massive, fenced 60' x 100' yard with an 11' x 18' deck. Located on a quiet street near schools, shopping, public transit, and with quick access to the Anthony Henday. This home offers space, warmth, and convenience in a great location!

Built in 1979

Essential Information

MLS® # E4447525

Price \$389,900

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,309
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	83 Arbor Crescent
Area	St. Albert
Subdivision	Akinsdale
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 5H7

Amenities

Amenities	Deck, See Remarks
Parking	Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, Treed Lot

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 13th, 2025
Days on Market	3
Zoning	Zone 24

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