

## \$673,700 - 8 Burnham Avenue, St. Albert

MLS® #E4446508

**\$673,700**

3 Bedroom, 2.00 Bathroom, 1,625 sqft

Single Family on 0.00 Acres

Braeside, St. Albert, AB

Welcome to the Lorne and Marguerite Akins Residence – a municipally designated historic landmark built in 1937. This beautifully preserved Arts and Crafts–style two-storey home blends timeless character with modern updates for today’s living. Originally constructed by Lorne and Marguerite Akins, it offers a rare opportunity to own a meaningful piece of St. Albert’s heritage. The current owner has restored the home with care, maintaining its original charm while upgrading essential systems. Modern improvements include all-new PEX plumbing, a fully updated 100-amp electrical service, and energy-efficient vinyl windows selected to preserve the home’s historic look while enhancing comfort and insulation. Every detail reflects a deep respect for the home's legacy, from the preserved millwork to the thoughtfully integrated upgrades. This is more than just a home. It's a living piece of history offering warmth, character, and unmatched architectural beauty.

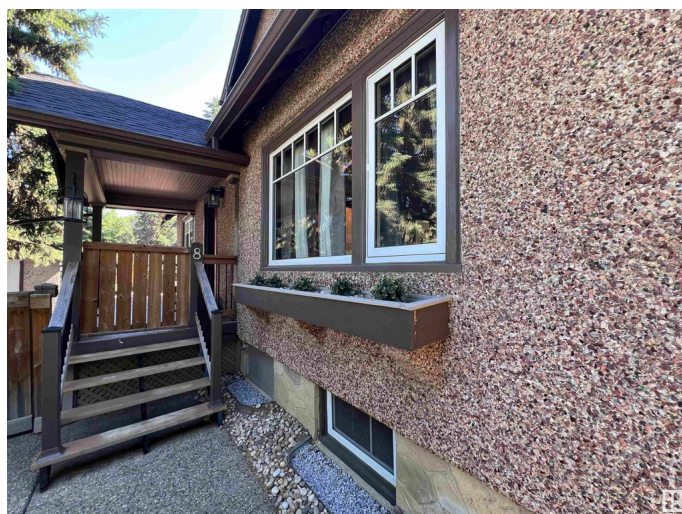
Built in 1937

### Essential Information

MLS® # E4446508

Price \$673,700

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,625                  |
| Acres          | 0.00                   |
| Year Built     | 1937                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8 Burnham Avenue |
| Area        | St. Albert       |
| Subdivision | Braeside         |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 0A7          |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Deck, Fire Pit, Front Porch          |
| Parking Spaces | 2                                    |
| Parking        | 2 Outdoor Stalls, Front Drive Access |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Mantel   |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Asphalt   |
| Exterior Features | Environmental Reserve, Low Maintenance Landscape, No Back Lane, Public Transportation |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Asphalt   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 8th, 2025

Days on Market                3

Zoning                            Zone 24

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Listing information last updated on July 11th, 2025 at 3:48pm MDT