

## \$419,900 - 35 Andrew Crescent, St. Albert

MLS® #E4450634

**\$419,900**

4 Bedroom, 2.50 Bathroom, 1,218 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

Delightful Akinsdale bungalow nestled in a mature neighborhood that's so welcoming, even the trees wave hello! With three bedrooms on the upper level, there's plenty of room for everyone. Each room is a haven of tranquility—perfect for catching your beauty sleep... or perfecting your pillow fort building skills. Full four piece upgraded bath and two piece ensuite off the primary bedroom! Upgraded kitchen, eating nook, formal dining and spacious front living is the perfect space for your guests to gather and swap stories. Original but pristine fully finished basement is vintage—just like your grandma's good china. Perfect space to plop down for movie night! Three piece bath, laundry, wet bar and bedroom complete the lower level. Situated on a generous corner lot, this home offers parking galore. Lovely fenced in yard, pond, shed and double 19.5x 21.4 detached garage with 220v power. Pride of ownership is evident in every corner of this home.

Built in 1977

### Essential Information

MLS® #	E4450634
Price	\$419,900
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,218
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	35 Andrew Crescent
Area	St. Albert
Subdivision	Akinsdale
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2V2

### Amenities

Amenities	On Street Parking, Sprinkler Sys-Underground, See Remarks
Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Wine/Beverage Cooler, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Fenced, Landscaped, Playground Nearby, Private Setting,

Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 31st, 2025
Days on Market	2
Zoning	Zone 24

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Listing information last updated on August 2nd, 2025 at 12:47pm MDT