

## \$399,500 - 100 Akins Drive, St. Albert

MLS® #E4458773

**\$399,500**

4 Bedroom, 2.50 Bathroom, 1,177 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

Pride of ownership shines in this charming 1176 sq ft bungalow! Featuring open beams, large windows, and a welcoming layout, this home offers 3 spacious bedrooms on the main floor, including a 2-pc ensuite in the primary, plus a 4-pc main bath. The bright kitchen is open and functional with new stainless steel appliances, perfect for family living and entertaining. The fully finished basement adds incredible versatility with a large rec room, 4th bedroom, 3-pc bathroom, workshop, and laundry area. Outside, enjoy the oversized double detached garage, large shed, and a patio area. Major updates include a new furnace (2018), hot water tank (2018), shingles (2017), newer main floor windows (2007-2014), and fencing (2013-2018). Conveniently located close to schools, parks, transit, and the Anthony Henday for easy commuting. A must-see!

Built in 1975

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4458773  |
| Price      | \$399,500 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,177                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 100 Akins Drive |
| Area        | St. Albert      |
| Subdivision | Akinsdale       |
| City        | St. Albert      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8N 2P6         |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | Patio, Vaulted Ceiling, See Remarks |
| Parking   | Double Garage Detached, Over Sized  |

### Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                           |
| Stories           | 2                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                      |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Metal                                                            |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                              |
| Construction      | Wood, Brick, Metal                                                            |
| Foundation        | Concrete Perimeter                                                            |

### Additional Information

Date Listed September 20th, 2025

Days on Market 6

Zoning Zone 24

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