

## \$525,000 - 39 Abbey Crescent, St. Albert

MLS® #E4458269

**\$525,000**

5 Bedroom, 3.50 Bathroom, 1,239 sqft

Single Family on 0.00 Acres

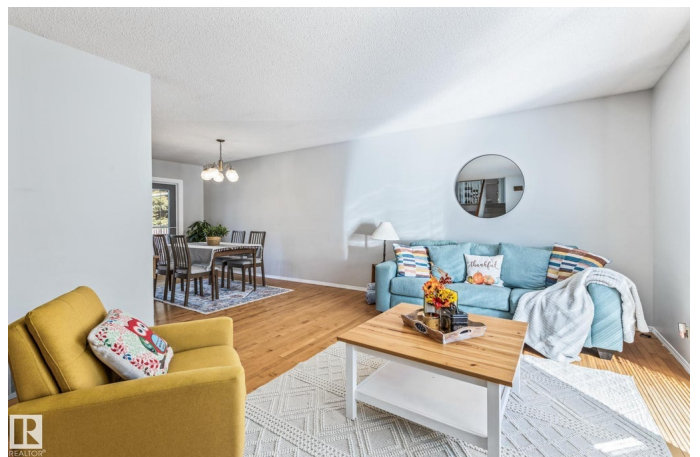
Akinsdale, St. Albert, AB

Akinsdale Awaits! On a quiet street in the sought after community of Akinsdale, this well maintained 4-level split delivers outstanding space and flexibility. Featuring 5 bedrooms, 3.5 bathrooms, and three distinct living areas, the layout is designed to comfortably accommodate a variety of lifestyles and family needs. The home has central A/C to keep you cool all summer and a heated attached double car garage offers comfort through the winter. Outside, enjoy the west backing yard with concrete patio and a large covered deck with natural gas bbq hookup and no direct backyard neighbours. Thoughtfully designed and maintained, this home combines comfort, space, and location with easy access to schools, shopping, and the Anthony Henday. This roomy and charming Akinsdale home is ready to welcome its next chapter.

Built in 1978

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458269  |
| Price          | \$525,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,239     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1978                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 4 Level Split          |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 39 Abbey Crescent |
| Area        | St. Albert        |
| Subdivision | Akinsdale         |
| City        | St. Albert        |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8N 2X3           |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Crawl Space, Deck, Hot Water Natural Gas, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                 |
| Parking        | Double Garage Attached                                                            |

### Interior

|                   |                                                                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                                     |
| Fireplaces        | Tile Surround                                                                                                                                                                                                                           |
| Stories           | 4                                                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                                                                                          |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                        |
| Exterior Features | Fenced, Flat Site, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                          |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 2                    |
| Zoning         | Zone 24              |

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Listing information last updated on September 20th, 2025 at 2:47pm MDT