

\$464,800 - 40 Austin Crescent, St. Albert

MLS® #E4443249

\$464,800

5 Bedroom, 2.00 Bathroom, 1,402 sqft
Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

AMAZING AKINSDALE! With over 2,600 sq ft of living space, this 5 Bedroom, 2 Bath spacious Bungalow is move-in ready! Renovations over the years include updated Kitchen with Concrete Countertops, plenty of Cabinets & Stainless Steel Appliances (Stove w/ Double Oven!). The Primary Bedroom features a WALK-IN CLOSET & ENSUITE. Two additional Bedrooms and a full Bath are found on this level. Main floor is CARPET-FREE. Finished Basement offers two more Bedrooms, room for a Gym or Entertaining Space & includes a rough-in bath. The Laundry Room & Storage Room complete this level. Lovely SOUTH BACKYARD with Patio, Shed, Garden & VINYL FENCING. Bonus: NEW FURNACE (2025) & ATTACHED GARAGE. Walking distance to Trails, Parks, Schools, Playgrounds & Pickleball Court! Quick access to the Henday & Downtown Edmonton is an easy 20 minute commute. Situated on a quiet Crescent with a good sense of community.

Built in 1978

Essential Information

| | |
|----------|-----------|
| MLS® # | E4443249 |
| Price | \$464,800 |
| Bedrooms | 5 |



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,402 |
| Acres | 0.00 |
| Year Built | 1978 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 40 Austin Crescent |
| Area | St. Albert |
| Subdivision | Akinsdale |
| City | St. Albert |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8N 3B5 |

Amenities

| | |
|-----------|--|
| Amenities | No Animal Home, No Smoking Home, Patio |
| Parking | Single Garage Attached |

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, TV Wall Mount |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |

Foundation Concrete Perimeter

School Information

Elementary Elmer S Gish/Holy Family
Middle Lorne Akins/R S Fowler
High Paul Kane/École Secondaire

Additional Information

Date Listed June 19th, 2025
Days on Market 17
Zoning Zone 24

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Listing information last updated on July 6th, 2025 at 3:32am MDT