

\$389,900 - 83 Arbor Crescent, St. Albert

MLS® #E4447525

\$389,900

4 Bedroom, 2.50 Bathroom, 1,309 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

Nestled in the sought-after Akinsdale neighbourhood, this charming 1308 sq ft bungalow blends rustic character with modern updates. Featuring 4 bedrooms and 3 bathrooms, it's perfect for families. Upgrades include (2014) shingles, windows, doors, siding, & eavestroughs. The main floor offers a spacious living room with a cozy, stone-faced wood-burning fireplace, a bright kitchen with backyard views, and a dining area that flows seamlessly off the kitchen. You'll also find two bedrooms, a guest bath, and a large primary bedroom with a 2-pc ensuite. The fully finished basement adds a generous family room, 3pc bathroom, ample storage, and a fourth bedroom. Enjoy outdoor living in the massive, fenced 60' x 100' yard with an 11' x 18' deck. Located on a quiet street near schools, shopping, public transit, and with quick access to the Anthony Henday. This home offers space, warmth, and convenience in a great location!

Built in 1979

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4447525 |
| Price | \$389,900 |
| Bedrooms | 4 |
| Bathrooms | 2.50 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,309 |
| Acres | 0.00 |
| Year Built | 1979 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 83 Arbor Crescent |
| Area | St. Albert |
| Subdivision | Akinsdale |
| City | St. Albert |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8N 5H7 |

Amenities

| | |
|-----------|--------------------------|
| Amenities | Deck, See Remarks |
| Parking | Parking Pad Cement/Paved |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Stone Facing |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 13th, 2025 |
| Days on Market | 1 |
| Zoning | Zone 24 |

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