

## \$449,900 - 45 Abbey Crescent, St. Albert

MLS® #E4457332

**\$449,900**

5 Bedroom, 3.00 Bathroom, 1,202 sqft

Single Family on 0.00 Acres

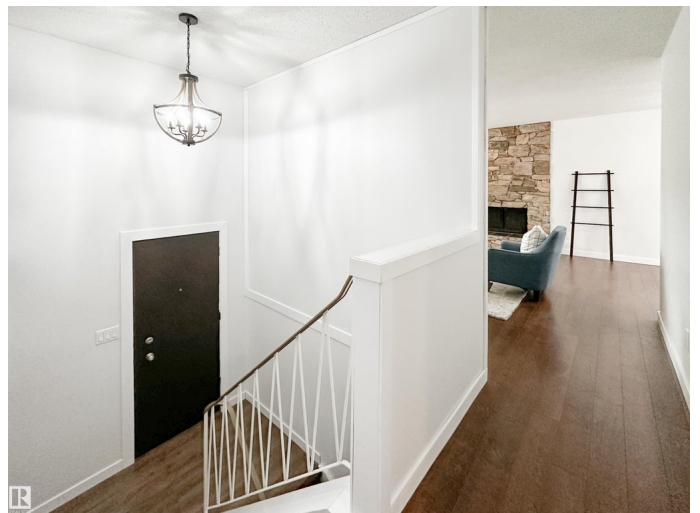
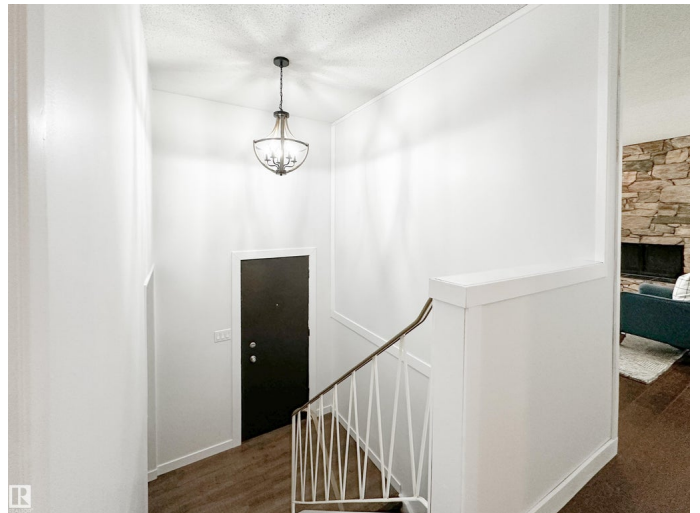
Akinsdale, St. Albert, AB

Fantastic bi-level home in the mature, family-friendly neighborhood of Akinsdale! The main level offers large windows, a spacious living room with brick facing wood-burning fireplace, dining area, and a fully renovated kitchen with ample cabinetry, counter space, and newer stainless steel appliances. The primary bedroom features a 3-pc ensuite, with two additional bedrooms and a 4-pc bath completing the main floor. The finished basement has large windows filling the space with natural light, a family room, 4th & 5th bedrooms, laundry, 4-pc bath, and a secondary kitchenette. Outside is a mature west facing backyard with potential to build a detached garage, surrounded by beautiful tree lined streets. Ideally located near parks, rinks, trails, shopping, transit, and easy access to Anthony Henday. Recent upgrades: HWT (~23), furnace (~23), shingles (~24), kitchen & primary windows (~24), kitchen (~25), main & ensuite baths (~25).

Built in 1978

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457332  |
| Price     | \$449,900 |
| Bedrooms  | 5         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,202                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 45 Abbey Crescent |
| Area        | St. Albert        |
| Subdivision | Akinsdale         |
| City        | St. Albert        |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8N 2X3           |

### **Amenities**

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, See Remarks |
| Parking   | Front Drive Access                            |

### **Interior**

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dryer, Hood Fan, Microwave Hood Fan, Oven-Microwave, Storage Shed, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                |
| Fireplaces        | Brick Facing                                                                                                                                       |
| Stories           | 1                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                     |

### **Exterior**

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                             |

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 5                    |
| Zoning         | Zone 24              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 16th, 2025 at 3:47pm MDT