

## \$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, (2021) Furnace, (2022) HWT. 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	Air Conditioning-Central, 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	2
Zoning	Zone 24

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