

## **\$419,900 - 1 Allison Place, St. Albert**

MLS® #E4439123

**\$419,900**

4 Bedroom, 1.50 Bathroom, 1,286 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

**AFFORDABLE IN ST ALBERT?** Meticulously maintained **LARGE BUNGALOW** nearly 1300 sq ft **MAIN FLOOR** on a large corner lot in Akinsdale! **TERRIFIC ACCESS FROM HENDAY!** This wonderful family home boasts **CENTRAL AIR CONDITIONING**, oversized detached **DOUBLE GARAGE** & **35 YEAR ROOF** upgraded in 2019! Numerous other upgrades in the last 5 years include **UPGRADED ATTIC INSULATION**, **MAINTENANCE FREE VINYL FENCING**, newer kitchen countertops, newer flooring, new HWT & new eaves and downspouts. Spacious kitchen w/ dining nook makes cooking a pleasure. Large primary bedroom easily fits a king bed & comes with a **2 PIECE ENSUITE BATH**. Two more bedrooms on main floor and a 4th bedroom in the partially finished basement mean lots of room for the kids or for working from home. **GORGEIOUS BACKYARD** nicely landscaped with concrete patio & **FULLY FENCED** for outdoor entertaining and family fun. **AMAZING LOCATION** so close to parks and short drive to multiple retail & grocery stores w/ unbeatable access to the Anthony Henday!

Built in 1978

### **Essential Information**

MLS® #

E4439123



Price	\$419,900
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,286
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1 Allison Place
Area	St. Albert
Subdivision	Akinsdale
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 3A1

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped, Level Land, No Back Lane,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	4
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 June 2nd, 2025 at 4:32pm MDT