

## \$540,000 - 42 Andrew Crescent, St. Albert

MLS® #E4435154

**\$540,000**

5 Bedroom, 2.00 Bathroom, 2,011 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

IMPRESSIVE, updated, finished 2-storey home in Akinsdale offers 2500+ sqft total living area, 6 bedrooms (5 up, 1 down), tandem attached garage, & sits on a private crescent. Inside, beautiful refinished hardwood floors guide you to the spacious living room w/ electric stone fireplace. The huge updated kitchen has maple cabinets, upgraded counters, eat-up bar, & newer SS appliances. Next to the kitchen is a sunlit dining nook w/ direct deck entry. Top floor includes a large primary suite, 4 more big bedrooms, & a 3-pc bath. Completed basement holds a giant rec room, another bedroom, laundry & storage room. Lovely backyard, a true haven on a large 700Sqm pie lot with no neighbours behind, is all fenced & landscaped w/ a great composite deck, shed, fire-pit & tons of green space. Heated tandem garage works well for storage or workshop! Found on a quiet street w/ easy Henday access, plus trails, parks, & great schools. More amazing updates include newer windows, 1 year old Daikin A/C & furnace, HWT, & roof.

Built in 1976

### Essential Information

MLS® # E4435154

Price \$540,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 2,011                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 42 Andrew Crescent |
| Area        | St. Albert         |
| Subdivision | Akinsdale          |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 2V3            |

### **Amenities**

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Front Porch, Vinyl Windows, Wet Bar    |
| Parking Spaces | 6                                                             |
| Parking        | Double Garage Attached, Heated, Insulated, RV Parking, Tandem |

### **Interior**

|              |                                                                                                                                                                                                            |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Dryer-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                                                  |
| Fireplaces   | Insert                                                                                                                                                                                                     |
| Stories      | 3                                                                                                                                                                                                          |
| Has Basement | Yes                                                                                                                                                                                                        |
| Basement     | Full, Finished                                                                                                                                                                                             |

### **Exterior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                  |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Private |

|              |                                   |
|--------------|-----------------------------------|
|              | Setting, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                  |
| Construction | Wood, Vinyl                       |
| Foundation   | Concrete Perimeter                |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 12            |
| Zoning         | Zone 24       |

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Listing information last updated on May 20th, 2025 at 1:02am MDT