



## St Albert Alberta

\$439,888

A REFINED RESIDENCE OF CHARACTER & CONVENIENCE. Located in sought-after Akinsdale w/ excellent connectivity & mins to the Henday, this 3+1 bed, 3 bath bungalow offers a considered interior & striking curb appeal. Updated w/ premium siding & hand-finished cultured stone, the front elevation impresses. A rare find, the property features a double attached garage w/ direct internal access. The main floor is defined by architectural vaulted timber ceilings, a wood-burning fireplace & premium triple-pane windows. The bespoke kitchen features Italian-crafted high-gloss doors, walnut counters, 42" uppers, gold pulls, subway tile, under-cabinet LEDs, a pantry wall & integrated waste+spice pull-outs. Practicality meets luxury w/ main-floor laundry & a spa-inspired bath w/ heated bidet & towel warmer. PRINCIPAL SPECS: 64'x110' lot w/ Mature Fruit Trees; Basement w/ 4th Bed & Ensuite; Radon Mitigation <20 Bq/m<sup>3</sup>; Architectural Shingles (2018). Well-appointed interior w/ scope to add value via exterior personalization. (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
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**REMAX ELITE**

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