



## St Albert Alberta

\$475,000

Move in ready 4 bedroom, 2 bath bungalow (1,186 sq ft) on a quiet street in desirable Akinsdale. The main floor is bright with large new windows, a refreshed eat in kitchen with stainless steel appliances and plenty of cabinet space, and spacious living and dining areas that are great for everyday living and entertaining. The primary bedroom offers a private 2 piece ensuite, and two additional bedrooms are served by an updated 4 piece main bath. The fully finished basement adds a large rec room, bonus room, fourth bedroom, laundry area, and generous storage. Big ticket upgrades include aluminum wiring professionally replaced with copper, a newer roof on both the house and detached double garage, new eaves, soffits, and downspouts, a high efficiency furnace, and a hot water tank. Enjoy the backyard with a fire pit, planters, storage shed, and added patio privacy, plus a heated double garage with radiant heating. Close to schools, shopping, restaurants, transit, and the rec centre. (id:6769)

Bedroom 4 3.98 m X 3.33 m

Bonus Room 4.1 m X 7.28 m

Recreation room 6.17 m X 3.82 m

Living room 4.32 m X 4.55 m

Dining room 3.25 m X 2.6 m

Kitchen 4.34 m X 3.48 m

Primary Bedroom 4.08 m X 3.47 m

Bedroom 2 2.74 m X 3.04 m

Bedroom 3 2.76 m X 3.04 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris



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