



## 34 ARCAND Drive St. Albert AB

\$575,000

Welcome to this charming home located on a quiet street in Arlington Meadows area of Akinsdale. This house offers a great family home with 4 bedrooms, 3 full baths, a large living room w/vaulted ceiling, a spacious kitchen w/plenty of cupboards, granite countertops, a natural gas stove & a large pantry. Hardwood throughout main & most part of upper floor. On the second floor you will find a large primary bedroom, walk-in closet, a 4 piece ensuite & a custom organized closet. This floor is completed w/ 2 more bedrooms & a 4 piece bathroom. On the 3rd level, there is a large family room, woodburning fireplace, 4th bedroom, a full bathroom, a laundry room w/plenty of storage counter space & a sink. The 4th level is completely developed w/a wet bar, a rec room, a utility room & a large storage room. Central Vac w/all attachments, AC, reverse osmosis water system, garage heater & the list goes on and on. The wide driveway & RV parking is ideal for any family. Close & easy access to all amenities!

Listing Presented By:



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