



47 ARCAND Drive St. Albert AB

\$499,000

Retire here Air conditioned 2+1 bedroom 1240 sqft bungalow shows great eat in kitchen with lots of cupboards and sliding door to deck. Living room has vaulted ceiling and two bay windows. Large primary bedroom with walk in closet, three piece ensuite and main floor laundry. Finished basement with large family room with gas fireplace, extra bedroom, big windows, yes lots of storage, and heated garage. Many upgrades over the years Shingles, eavestroughs deck, flooring, granite counter tops, lights, furnace, water softener and more. There is a Home Owners association HOA, your grass is cut and they shovel your snow for \$180 - a month, but is not a condo. Good location of Akinsdale Quiet.

Listing Presented By:



Originally Listed by:
Sterling Real Estate

jburrows@shaw.ca

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca