



## St Albert Alberta

\$525,000

AMAZING FIND IN AKINSDALE - RENOVATED Bungalow! Kitchen features new Alberta-made Cabinetry (white), Quartz Counters, new flooring & plenty of storage. Main Floor incls two Bedrooms, VAULTED CEILINGS & is CARPET-FREE. Bathrooms on this level have new vanities & faucets. MAIN FLOOR LAUNDRY! Fully Finished Basement w/ GAS FIREPLACE, 3rd Bedroom & a large storage room or workshop. HEATED, DOUBLE ATTACHED GARAGE is equipped w/ 220v wiring (electric vehicle). Bonus: AIR CONDITIONING, Water Softener, New Lighting, recently Painted, New Blinds & more! Outdoors there is a spacious, composite Deck w/ Gazebo & gas hookup. Corner Lot lends itself to a bright & sunny space w/ extra windows. Walking distance to Trails, Parks, Groceries, Restaurants, Shops & Pharmacies. Pickleball Court nearby in the community! Quick access to Henday & Downtown Edmonton is an easy 20 minute commute. Quiet neighbourhood. Low monthly HOA fee covers snow removal & lawn care. NOT A CONDO! No age restrictions. Pet Friendly! (id:6769)

Family room Measurements not available

Bedroom 3 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

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://www.sarahleib.com/>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.