

## \$115,000 - 39 Akins Drive, St. Albert

MLS® #E4433315

**\$115,000**

2 Bedroom, 1.00 Bathroom, 914 sqft

Condo / Townhouse on 0.00 Acres

Akinsdale, St. Albert, AB

This bright and inviting 2-bedroom condo is perfectly located on a beautiful tree-lined street in a family-friendly neighborhood. Situated on the top floor, it offers generously sized bedrooms and a comfortable layout. The spacious entrance leads into a cozy living room with soft carpet underfoot, a classic wood-burning fireplace, and access to a private balcony—perfect for sipping morning coffee. The efficient kitchen offers plenty of cabinet space, and the second bedroom is great for a home office or guest room. Enjoy the convenience of shared app-operated laundry on the same floor. Close to shopping, restaurants, parks, public transit, and major routes like Anthony Henday Drive and St. Albert Trail, this location can't be beat!

Built in 1980

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433315  |
| Price          | \$115,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 914       |
| Acres          | 0.00      |
| Year Built     | 1980      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 39 Akins Drive |
| Area        | St. Albert     |
| Subdivision | Akinsdale      |
| City        | St. Albert     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8N 3M6        |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                   |
| # of Stories | 3   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 48               |
| Zoning         | Zone 24          |
| Condo Fee      | \$463            |

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