

# \$119,900 - 305 45 Akins Drive, St. Albert

MLS® #E4445304

**\$119,900**

2 Bedroom, 1.00 Bathroom, 912 sqft

Condo / Townhouse on 0.00 Acres

Akinsdale, St. Albert, AB

Welcome to this TOP FLOOR 912 SF 2 bedroom condo in Akinsdale one of the most desirable neighborhoods in St. Albert. Stepping inside you will notice tasteful upgrades with new flooring and paint throughout the unit. The living room features a WOOD-BURNING fireplace and access to your private north-facing balcony. The kitchen is designed with plenty of counter space, wood cabinet doors, and features a dishwasher. Next to the kitchen is a well positioned dining room or breakfast nook. Down the hall is both good sized bedrooms. The primary includes a WALK-IN CLOSET and a pass through to the 4 pc bathroom with a large vanity. The unit is supplied with its own forced air high efficiency furnace and HWT. Down the hall on the same floor is the common laundry. Outside this unit is equipped with 1 surface parking stall. Fantastic location which is close to shopping, schools, parks, walking trails and just mins from Anthony Henday or St. Albert Trail. This is a must see.

Built in 1980

## Essential Information

MLS® # E4445304

Price \$119,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 912                    |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 305 45 Akins Drive |
| Area        | St. Albert         |
| Subdivision | Akinsdale          |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 2P4            |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, On Street Parking, Parking-Visitor, Security Door, Storage-In-Suite |
| Parking Spaces | 1   |
| Parking        | Stall   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                                  |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                         |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing, Masonry                             |
| # of Stories      | 3   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement                                 |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Playground |

Nearby, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Elmer S. Gish School  |
| Middle     | Elmer S. Gish School  |
| High       | Paul Kane High School |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 29             |
| Zoning         | Zone 24        |
| Condo Fee      | \$464          |

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Listing information last updated on July 31st, 2025 at 7:32am MDT