

## \$449,900 - 45 Abbey Crescent, St. Albert

MLS® #E4457332

**\$449,900**

5 Bedroom, 3.00 Bathroom, 1,202 sqft

Single Family on 0.00 Acres

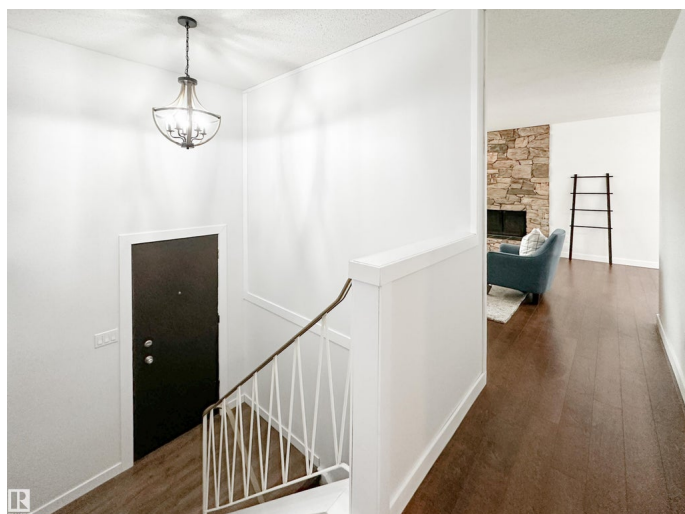
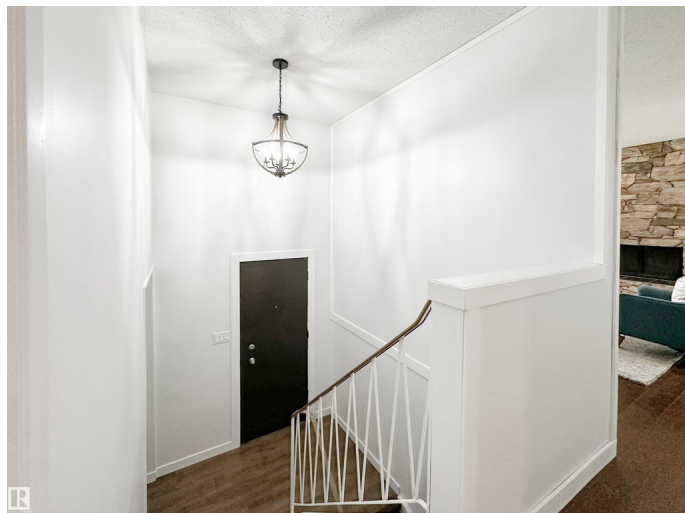
Akinsdale, St. Albert, AB

Fantastic bi-level home in the mature, family-friendly neighborhood of Akinsdale! The main level offers large windows, a spacious living room with brick facing wood-burning fireplace, dining area, and a fully renovated kitchen with ample cabinetry, counter space, and newer stainless steel appliances. The primary bedroom features a 3-pc ensuite, with two additional bedrooms and a 4-pc bath completing the main floor. The finished basement has large windows filling the space with natural light, a family room, 4th & 5th bedrooms, laundry, 4-pc bath, and a secondary kitchenette. Outside is a mature west facing backyard with potential to build a detached garage, surrounded by beautiful tree lined streets. Ideally located near parks, rinks, trails, shopping, transit, and easy access to Anthony Henday. Recent upgrades: HWT (â€~23), furnace (â€~23), shingles (â€~24), kitchen & primary windows (â€~24), kitchen (â€~25), main & ensuite baths (â€~25).

Built in 1978

### Essential Information

MLS® #	E4457332
Price	\$449,900
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,202
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	45 Abbey Crescent
Area	St. Albert
Subdivision	Akinsdale
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2X3

### Amenities

Amenities	Air Conditioner, Detectors Smoke, See Remarks
Parking	Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Hood Fan, Microwave Hood Fan, Oven-Microwave, Storage Shed, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	1
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 11th, 2025
Days on Market	2
Zoning	Zone 24

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Listing information last updated on September 13th, 2025 at 4:32pm MDT