

## \$540,000 - 42 Andrew Crescent, St. Albert

MLS® #E4435154

**\$540,000**

5 Bedroom, 2.00 Bathroom, 2,011 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

IMPRESSIVE, updated, finished 2-storey home in Akinsdale offers 2500+ sqft total living area, 6 bedrooms (5 up, 1 down), tandem attached garage, & sits on a private crescent. Inside, beautiful refinished hardwood floors guide you to the spacious living room w/ electric stone fireplace. The huge updated kitchen has maple cabinets, upgraded counters, eat-up bar, & newer SS appliances. Next to the kitchen is a sunlit dining nook w/ direct deck entry. Top floor includes a large primary suite, 4 more big bedrooms, & a 3-pc bath. Completed basement holds a giant rec room, another bedroom, laundry & storage room. Lovely backyard, a true haven on a large 700Sqm pie lot with no neighbours behind, is all fenced & landscaped w/ a great composite deck, shed, fire-pit & tons of green space. Heated tandem garage works well for storage or workshop! Found on a quiet street w/ easy Henday access, plus trails, parks, & great schools. More amazing updates include newer windows, 1 year old Daikin A/C & furnace, HWT, & roof.

Built in 1976

### Essential Information

MLS® # E4435154

Price \$540,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,011
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	42 Andrew Crescent
Area	St. Albert
Subdivision	Akinsdale
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2V3

### **Amenities**

Amenities	Air Conditioner, Deck, Front Porch, Vinyl Windows, Wet Bar
Parking Spaces	6
Parking	Double Garage Attached, Heated, Insulated, RV Parking, Tandem

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Dryer-Two
Heating	Forced Air-1, Natural Gas
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Private

	Setting, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	1
Zoning	Zone 24

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Listing information last updated on May 9th, 2025 at 6:02pm MDT