

## \$494,900 - 23 Alcott Crescent, St. Albert

MLS® #E4460111

**\$494,900**

4 Bedroom, 2.50 Bathroom, 1,458 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

Immaculate 4 bedroom, 3 bathroom two-story tucked along a quiet, tree-lined street in the heart of family-friendly Akinsdale. Warm hardwood floors and soft neutral tones set a welcoming tone throughout, while the spacious floor plan seamlessly connects a sun-filled great room, elegant dining area, and an expansive kitchen with custom oak cabinetry and upgraded appliances—perfect for hosting. The private southwest backyard is a true retreat, framed by mature trees and a newer fence, with access to the single attached garage and double-wide driveway w/ RV PARKING. Upstairs features a 4-piece bath and four generous bedrooms including a large primary with double closets. Fully finished basement extends the living space with a comfortable family room, laundry suite, bar area, and updated 3-piece bath. Additional highlights include a newer roof (2020), newer furnace (2022), and upgraded R50 attic and garage insulation (2021). All set just steps from parks, shops, and local eateries.

Built in 1974

### Essential Information

MLS® # E4460111

Price \$494,900

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,458
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	23 Alcott Crescent
Area	St. Albert
Subdivision	Akinsdale
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2H7

### Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Over Sized, Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 30th, 2025

Days on Market                1

Zoning                            Zone 24

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