

## \$450,000 - 22 Afton Crescent, St. Albert

MLS® #E4462448

**\$450,000**

4 Bedroom, 3.00 Bathroom, 1,408 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

Welcome to this beautiful 1400 sq ft bungalow with attached garage nestled in the family-friendly neighbourhood of Akinsdale. This home is brimming with recent upgrades and radiates a stylish, modern vibe. The front veranda blended with new newer shingles, soffits, fascia, eaves & vinyl windows enhance the curb appeal. The electric fireplace is the focal point of the carpeted livingroom creating a warm ambiance. The roomy dining room is perfect for family meals and the newly designed kitchen flows seamlessly with white cabinetry, stainless steel appliances, brick backsplash and beautiful quartz countertops. The 3 bedrooms are generous in size, complete with vinyl plank flooring, and updated side by side closet doors. The primary has a 3 pce ensuite and deep closet with a laundry chute. The basement has an expansive recreation room, an additional bedroom plus a den, a 4 pce bathroom, laundry room and loads of storage. Enjoy your fully fenced private yard with a no maintenance deck, and mature trees.

Built in 1976

### Essential Information

MLS® # E4462448

Price \$450,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,408                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 22 Afton Crescent |
| Area        | St. Albert        |
| Subdivision | Akinsdale         |
| City        | St. Albert        |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8N 2T3           |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | On Street Parking, Deck |
| Parking Spaces | 3                       |
| Parking        | Single Garage Attached  |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                         |
| Fireplace         | Yes                                                                                                                               |
| Fireplaces        | Heatilator/Fan, Mantel                                                                                                            |
| Stories           | 1                                                                                                                                 |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Full, Partially Finished                                                                                                          |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                  |
| Exterior Features | Fenced, Low Maintenance Landscape, Playground Nearby, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Vinyl                              |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 24            |

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Listing information last updated on October 20th, 2025 at 7:02pm MDT