

\$459,800 - 40 Austin Crescent, St. Albert

MLS® #E4448479

\$459,800

5 Bedroom, 2.00 Bathroom, 1,402 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

AMAZING AKINSDALE! With over 2,600 sq ft of living space, this 5 Bedroom, 2 Bath spacious Bungalow is move-in ready! Renovations over the years include updated Kitchen with Concrete Countertops, plenty of Cabinets & Stainless Steel Appliances (Stove w/ Double Oven!). The Primary Bedroom features a WALK-IN CLOSET & ENSUITE. Two additional Bedrooms and a full Bath are found on this level. Main floor is CARPET-FREE. Finished Basement offers two more Bedrooms, room for a Gym or Entertaining Space & includes a rough-in bath.

The Laundry Room & Storage Room complete this level. Lovely SOUTH BACKYARD with Patio, Shed, Garden & VINYL FENCING. Bonus: NEW FURNACE (2025) & ATTACHED GARAGE. Walking distance to Trails, Parks, Schools, Playgrounds & Pickleball Court! Quick access to the Henday & Downtown Edmonton is an easy 20 minute commute. Situated on a quiet Crescent with a good sense of community.

Built in 1978

Essential Information

MLS® # E4448479

Price \$459,800

Bedrooms 5



Bathrooms	2.00
Full Baths	2
Square Footage	1,402
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	40 Austin Crescent
Area	St. Albert
Subdivision	Akinsdale
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 3B5

Amenities

Amenities	No Animal Home, No Smoking Home, Patio
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, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Elmer S Gish/Holy Family
Middle Lorne Akins/R S Fowler
High Paul Kane/École Secondaire

Additional Information

Date Listed July 18th, 2025
Days on Market 16
Zoning Zone 24

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on August 3rd, 2025 at 5:17am MDT