

## \$569,900 - 99 Arlington Drive, St. Albert

MLS® #E4463436

**\$569,900**

4 Bedroom, 3.00 Bathroom, 1,291 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

Welcome to Your Next Family Home! This beautifully designed 4-level split offers over 2300 sqft of total living space with a bright open-concept layout perfect for family living and entertaining. Main floor features a comfortable living room, spacious dinette area, gourmet kitchen complete with a large island bar, stainless steel appliances with ample cupboard space. The unique efficient layout ensures no wasted space. From the kitchen, double garden doors open to a two-tier patio overlooking a professionally landscaped, newly fenced yard perfect for gatherings/relaxing. This home includes 4 bed/3 full bath with one featuring a luxurious corner tub. The family room offers a cozy wood-burning fireplace while the lower level provides a spacious entertainment/games room with a convenient kitchenette area. Situated on a corner lot, the property features a circular driveway with ample parking and an oversized garage, built in cupboards/shelving. Close to schools, shopping, bussing, pools, walking trails and the Henday. A MUST SEE

Built in 1993

### Essential Information

MLS® # E4463436

Price \$569,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,291                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 99 Arlington Drive |
| Area        | St. Albert         |
| Subdivision | Akinsdale          |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 5P4            |

### Amenities

|           |                                                                                              |
|-----------|----------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Closet Organizers, Crawl Space, Deck, Detectors<br>Smoke, No Smoking Home |
| Parking   | Double Garage Attached, Front Drive Access                                                   |

### Interior

|                   |                                                                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave<br>Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System<br>Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall<br>Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                                    |
| Fireplaces        | Masonry                                                                                                                                                                                                                |
| Stories           | 4                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                                                                         |

### Exterior

|                   |                                                                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                                                                |
| Exterior Features | Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                                                                                                                           |
| Construction      | Wood, Vinyl                                                                                                                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                                         |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 24            |

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Listing information last updated on October 25th, 2025 at 3:17pm MDT