

\$449,900 - 45 Abbey Crescent, St. Albert

MLS® #E4457332

\$449,900

5 Bedroom, 3.00 Bathroom, 1,202 sqft

Single Family on 0.00 Acres

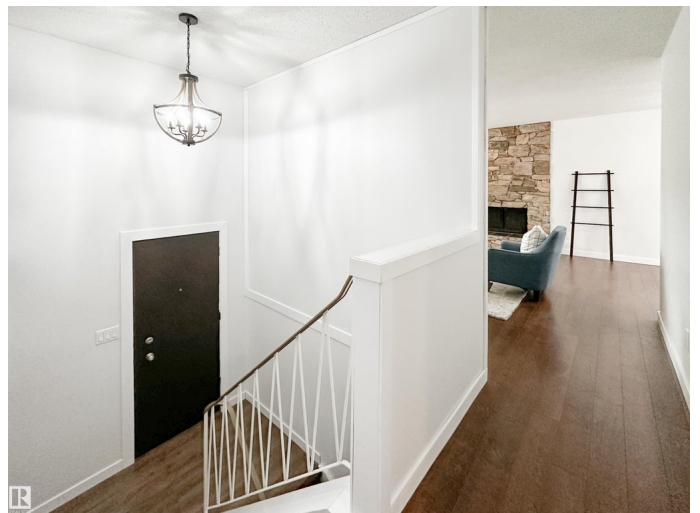
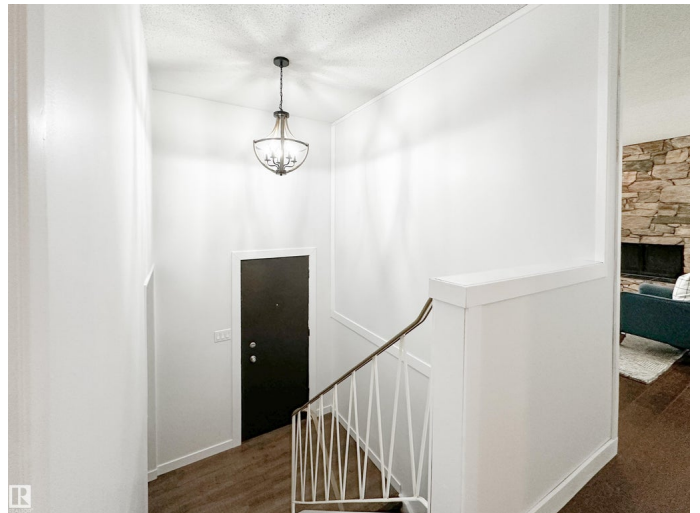
Akinsdale, St. Albert, AB

Fantastic bi-level home in the mature, family-friendly neighborhood of Akinsdale! The main level offers large windows, a spacious living room with brick facing wood-burning fireplace, dining area, and a fully renovated kitchen with ample cabinetry, counter space, and newer stainless steel appliances. The primary bedroom features a 3-pc ensuite, with two additional bedrooms and a 4-pc bath completing the main floor. The finished basement has large windows filling the space with natural light, a family room, 4th & 5th bedrooms, laundry, 4-pc bath, and a secondary kitchenette. Outside is a mature west facing backyard with potential to build a detached garage, surrounded by beautiful tree lined streets. Ideally located near parks, rinks, trails, shopping, transit, and easy access to Anthony Henday. Recent upgrades: HWT (â€~23), furnace (â€~23), shingles (â€~24), kitchen & primary windows (â€~24), kitchen (â€~25), main & ensuite baths (â€~25).

Built in 1978

Essential Information

MLS® #	E4457332
Price	\$449,900
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,202
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	45 Abbey Crescent
Area	St. Albert
Subdivision	Akinsdale
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2X3

Amenities

Amenities	Air Conditioner, Detectors Smoke, See Remarks
Parking	Front Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Hood Fan, Microwave Hood Fan, Oven-Microwave, Storage Shed, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	1
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 11th, 2025
Days on Market	4
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 September 15th, 2025 at 12:17pm MDT