

## \$399,900 - 46 Amber Crescent, St. Albert

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MLS® #E4445240

**\$399,900**

3 Bedroom, 1.50 Bathroom, 1,145 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

Amazing Location - Amazing Investment at 2350sq ft, 3bed + 2bath, Located in the quiet & safe community of Akinsdale. Do not miss out on this Perfect Opportunity for a First Time owner or as an Investment. Peace and privacy with access to the outdoor lifestyle. This single family home has a floor plan that is modern and comfortable in design. The kitchen features white cabinets and white appliances. This space beautifully opens to the bright dining area and Living room. This floor also features 3 bedrooms with a large Primary. Lower level is an open floor plan with a Large family room. The backyard is beautifully landscaped w/ a patio, great for kids and pets to enjoy and a perfect outdoor space for fun BBQ days and cozy fire pit nights. Newer HWT and Furnace. Live in St Alberts best community of Akinsdale w/ amazing access to the extensive paved trail system (walking, running, biking). K-9 Jr High schools, near shopping/entertainment.-This Home is currently Active & Available, updated daily-



Built in 1974

### Essential Information

MLS® #	E4445240
Price	\$399,900
Bedrooms	3

Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,145
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	46 Amber Crescent
Area	St. Albert
Subdivision	Akinsdale
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2J1

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Detached, Front Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator-Energy Star, Stove-Gas, Washer - Energy Star
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Elmer S. Gish School  
Middle                              Lorne Akins Junior High Sc  
High                                 Paul Kane High School

**Additional Information**

Date Listed                      July 2nd, 2025  
Days on Market                9  
Zoning                              Zone 24

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