

\$550,000 - 31 Arcand Drive, St. Albert

MLS® #E4423169

\$550,000

5 Bedroom, 3.00 Bathroom, 1,815 sqft
Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

Charming 5bed|3bath BUNGALOW w/DBL attached garage nestled in the mature, picturesque neighborhood of AKINSDALE. Spacious home backing SOUTH offering a large PRIVATE mature yard, fully fenced featuring stamped concrete patio/sidewalks. This well maintained home featuring a large main level w/9' ceilings, gas fireplace, A/C & oversized windows offers a unique layout featuring sunken living rm w/nice bay windows & skylight, kitchen w/an abundance of storage/cnter space including generous sized pantry & large dining rm. THREE bedrooms on main flr; the oversized PRIMARY bedrm fits a king size bed & lrg furniture w/plenty of space to spare. Huge lower level w/9' ceilings includes TWO bedrooms, laundry rm, lrg storage space, & 4 pc bath. Total finished living space of this home is over 3600sqft. Upgrades include: HWT (2023), Shingles/Gutters w/leaf guards (2022). (washer/dryer setup can be positioned upstairs or down) Great home in a great location close to shopping amenities w/easy access to Anthony Henday.



Built in 1991

Essential Information

MLS® #	E4423169
Price	\$550,000

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,815
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	31 Arcand Drive
Area	St. Albert
Subdivision	Akinsdale
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 5V1

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Patio, Skylight
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Private Setting, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 27th, 2025
Days on Market	46
Zoning	Zone 24

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