

## \$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 | 52                  |
| 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 April 19th, 2025 at 10:02pm MDT