

## \$449,900 - 35 Annette Crescent, St. Albert

MLS® #E4431633

**\$449,900**

3 Bedroom, 2.00 Bathroom, 1,375 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

Gorgeous upgraded 4 bedroom, 3 full bathroom bungalow style home located in this well sought after neighborhood. The upgrades over the years include, kitchen cabinets with granite countertops, all stainless steel kitchen appliances, bathrooms, light fixtures, furnace, hot water tank, most windows, shingles, central air conditioner, and much more. The primary bedroom has a 3-piece ensuite with a walk-in closet, and all other bedrooms are of good size. The finished basement adds versatility with a large rec room featuring a wood stove and dry bar, a full bath, a fourth bedroom, and a den that was once a second kitchenâ€”perfect for a nanny or in-law suite. Lots of storage inside and out. Private, park-like backyard is fully fenced and ready to enjoy.

Built in 1978

### Essential Information

MLS® #	E4431633
Price	\$449,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,375
Acres	0.00
Year Built	1978



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	35 Annette Crescent
Area	St. Albert
Subdivision	Akinsdale
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2Z8

### Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Private Setting, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 18th, 2025
Days on Market	12

## 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 30th, 2025 at 1:17am MDT