

\$599,000 - 31 Arcand Drive, St. Albert

MLS® #E4423169

\$599,000

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 | \$599,000 |

| | |
|----------------|------------------------|
| 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 | 13 |
| Zoning | Zone 24 |

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Listing information last updated on March 12th, 2025 at 2:02pm MDT