

## \$399,900 - 8 Addison Crescent, St. Albert

MLS® #E4450886

**\$399,900**

4 Bedroom, 2.50 Bathroom, 1,306 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

Akinsdale 4 bedroom + 3 bathroom bungalow with a double detached garage. This home has nice curb appeal and inside it has lots of natural light. There are patio doors leading to the east facing deck & back yard. The living room is sunken with a gas fireplace and is nice and open to the kitchen & dining room, perfect for entertaining. The basement has 1 bedroom and a 5 piece bathroom and room to envision & create your own space. Updates & added info include: A/C & furnace - 2020, HWT - 2013, attic insulation 2009, garage door - 2015, kitchen appliance - 2020, basement bathroom - 2018, shingles on house & garage approx 2016, living room & basement windows 2015

Built in 1975

### Essential Information

MLS® #	E4450886
Price	\$399,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,306
Acres	0.00
Year Built	1975



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

### Community Information

Address	8 Addison Crescent
Area	St. Albert
Subdivision	Akinsdale
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2S1

### Amenities

Amenities	Hot Water Natural Gas, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape
Lot Description	58.1x109.9
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed August 1st, 2025

Days on Market 1

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 August 2nd, 2025 at 11:47am MDT