

\$399,900 - 46 Amber Crescent, St. Albert

MLS® #E4445240

\$399,900

3 Bedroom, 1.50 Bathroom, 1,145 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

Amazing Location - Amazing Investment at 2350sq ft, 3bed + 2bath, Located in the quiet & safe community of Akinsdale. Do not miss out on this Perfect Opportunity for a First Time owner or as an Investment. Peace and privacy with access to the outdoor lifestyle. This single family home has a floor plan that is modern and comfortable in design. The kitchen features white cabinets and white appliances. This space beautifully opens to the bright dining area and Living room. This floor also features 3 bedrooms with a large Primary. Lower level is an open floor plan with a Large family room. The backyard is beautifully landscaped w/ a patio, great for kids and pets to enjoy and a perfect outdoor space for fun BBQ days and cozy fire pit nights. Newer HWT and Furnace. Live in St Alberts best community of Akinsdale w/ amazing access to the extensive paved trail system (walking, running, biking). K-9 Jr High schools, near shopping/entertainment.-This Home is currently Active & Available, updated daily-

Built in 1974

Essential Information

MLS® # E4445240

Price \$399,900

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,145 |
| Acres | 0.00 |
| Year Built | 1974 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 46 Amber Crescent |
| Area | St. Albert |
| Subdivision | Akinsdale |
| City | St. Albert |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8N 2J1 |

Amenities

| | |
|----------------|--|
| Amenities | See Remarks |
| Parking Spaces | 4 |
| Parking | Double Garage Detached, Front Drive Access |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator-Energy Star, Stove-Electric, Washer - Energy Star |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|------------------|
| Exterior | Wood, Stucco |
| Exterior Features | See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |

Foundation Concrete Perimeter

School Information

Elementary Elmer S. Gish School
Middle Lorne Akins Junior High Sc
High Paul Kane High School

Additional Information

Date Listed July 2nd, 2025
Days on Market 1
Zoning Zone 24

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