

## \$259,900 - 44 Akinsdale Gardens, St. Albert

MLS® #E4462182

**\$259,900**

3 Bedroom, 1.50 Bathroom, 1,203 sqft  
Condo / Townhouse on 0.00 Acres

Akinsdale, St. Albert, AB

Welcome to this beautifully updated 3-bedroom townhome in the quiet, family-friendly neighborhood of Akinsdale in St. Albert. Thoughtfully renovated throughout, this home offers a warm and inviting living space that's move in ready featuring gorgeous vinyl plank flooring throughout the main floor highlighted by fresh, neutral paint tones. The spacious kitchen boasts ample cabinetry and generous counter space, ideal for everyday cooking and entertaining. Enjoy the convenience of a single attached garage and a maintenance-free, fully fenced yard backing onto green space—perfect for relaxing or letting kids play safely. The unfinished basement offers excellent potential to develop additional living space to suit your needs. Located close to schools, parks, trails, and all amenities, this is a fantastic opportunity for first-time buyers, downsizers, or investors. Don't miss out on this move-in-ready gem!

Built in 1976

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462182  |
| Price      | \$259,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,203             |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 44 Akinsdale Gardens |
| Area        | St. Albert           |
| Subdivision | Akinsdale            |
| City        | St. Albert           |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8N 2W9              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

|              |                                                                                            |
|--------------|--------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                                                  |
| Stories      | 2                                                                                          |
| Has Basement | Yes                                                                                        |
| Basement     | Full, Unfinished                                                                           |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                           |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Vinyl                                                                                           |
| Foundation        | Concrete Perimeter                                                                                    |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 24            |
| Condo Fee      | \$516              |

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Listing information last updated on October 18th, 2025 at 11:47am MDT