

## \$469,900 - 23 Alcott Crescent, St. Albert

MLS® #E4464098

**\$469,900**

4 Bedroom, 2.50 Bathroom, 1,458 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

Immaculate 4 bedroom, 3 bathroom two-story tucked along a quiet, tree-lined street in the heart of family-friendly Akinsdale. Warm hardwood floors and soft neutral tones set a welcoming tone throughout, while the spacious floor plan seamlessly connects a sun-filled great room, elegant dining area, and an expansive kitchen with custom oak cabinetry and upgraded appliances—perfect for hosting. The private southwest backyard is a true retreat, framed by mature trees and a newer fence, with access to the single attached garage and double-wide driveway w/ RV PARKING. Upstairs features a 4-piece bath and four generous bedrooms including a large primary with double closets. Fully finished basement extends the living space with a comfortable family room, laundry suite, bar area, and updated 3-piece bath. Additional highlights include a newer roof (2020), newer furnace (2022), and upgraded R50 attic and garage insulation (2021). All set just steps from parks, shops, and local eateries.

Built in 1974

### Essential Information

MLS® # E4464098

Price \$469,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,458                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 23 Alcott Crescent |
| Area        | St. Albert         |
| Subdivision | Akinsdale          |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 2H7            |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | R.V. Storage, See Remarks          |
| Parking Spaces | 4                                  |
| Parking        | Over Sized, Single Garage Attached |

### Interior

|              |                                                                                                                   |
|--------------|-------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                         |
| Stories      | 3                                                                                                                 |
| Has Basement | Yes                                                                                                               |
| Basement     | Full, Finished                                                                                                    |

### Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                      |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                         |
| Construction      | Wood, Stucco, Vinyl                                                                                                      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 30th, 2025

Days on Market                7

Zoning                            Zone 24

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Listing information last updated on November 6th, 2025 at 5:32am MST