

## \$489,900 - 35 Annette Crescent, St. Albert

MLS® #E4431633

**\$489,900**

3 Bedroom, 2.00 Bathroom, 1,375 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

Gorgeous upgraded 4 bedroom, 3 full bathroom bungalow style home located in this well sought after neighborhood. The upgrades over the years include, kitchen cabinets with granite countertops, all stainless steel kitchen appliances, bathrooms, light fixtures, furnace, hot water tank, most windows, shingles, central air conditioner, and much more. The primary bedroom has a 3-piece ensuite with a walk-in closet, and all other bedrooms are of good size. The finished basement adds versatility with a large rec room featuring a wood stove and dry bar, a full bath, a fourth bedroom, and a den that was once a second kitchenâ€”perfect for a nanny or in-law suite. Lots of storage inside and out. Private, park-like backyard is fully fenced and ready to enjoy.

Built in 1978

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431633  |
| Price          | \$489,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,375     |
| Acres          | 0.00      |
| Year Built     | 1978      |



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 35 Annette Crescent |
| Area        | St. Albert          |
| Subdivision | Akinsdale           |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 2Z8             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick   |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Private Setting, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 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 April 19th, 2025 at 11:47am MDT