

## \$575,000 - 31 Arcand Drive, St. Albert

MLS® #E4423169

### \$575,000

5 Bedroom, 3.00 Bathroom, 1,815 sqft  
Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

Charming 5bed|3bath BUNGALOW w/DBL attached garage nestled in the mature, picturesque neighborhood of AKINSDALE. Spacious home backing SOUTH offering a large PRIVATE mature yard, fully fenced featuring stamped concrete patio/sidewalks. This well maintained home featuring a large main level w/9' ceilings, gas fireplace, A/C & oversized windows offers a unique layout featuring sunken living rm w/nice bay windows & skylight, kitchen w/an abundance of storage/cnter space including generous sized pantry & large dining rm. THREE bedrooms on main flr; the oversized PRIMARY bedrm fits a king size bed & lrg furniture w/plenty of space to spare. Huge lower level w/9' ceilings includes TWO bedrooms, laundry rm, lrg storage space, & 4 pc bath. Total finished living space of this home is over 3600sqft. Upgrades include: HWT (2023), Shingles/Gutters w/leaf guards (2022). (washer/dryer setup can be positioned upstairs or down) Great home in a great location close to shopping amenities w/easy access to Anthony Henday.



Built in 1991

### Essential Information

MLS® #	E4423169
Price	\$575,000

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,815
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	31 Arcand Drive
Area	St. Albert
Subdivision	Akinsdale
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 5V1

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Patio, Skylight
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Private Setting, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	15
Zoning	Zone 24

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Listing information last updated on March 14th, 2025 at 2:17pm MDT