

## \$449,900 - 23 Annette Crescent, St. Albert

MLS® #E4464450

**\$449,900**

5 Bedroom, 2.50 Bathroom, 1,198 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

Beautiful 3+2 bedroom Bi-level in a lovely location in Akinsdale. This wonderful family home features a warm inviting layout with tons of natural light and large room sizes. Other features include newer windows ( upstairs 2015 ish and basement 2019), HWT (2020), furnace (2021), shingles (house and garage 2017), upstairs flooring (2021), main bathroom (2015 ish) and more! Other features include central air, 3 bathrooms including 2 piece ensuite, reverse osmosis, f/f basement with b/i desk that could easily be removed if buyer wanted 5th bedroom instead of office and so much more. Outside this home features fantastic curb appeal with a private manicured yard, huge deck,over sized 23 x 25 heated double garage with upgraded overhead doors and trees and shrubs. Don't miss this one!

Built in 1978

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464450  |
| Price          | \$449,900 |
| Bedrooms       | 5         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,198     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1978                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 23 Annette Crescent |
| Area        | St. Albert          |
| Subdivision | Akinsdale           |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 2Z8             |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Air Conditioner, Deck, See Remarks |
| Parking   | Double Garage Detached, Heated     |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, 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, Metal                                                                                          |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                     |
| Construction      | Wood, Metal                                                                                          |
| Foundation        | Concrete Perimeter                                                                                   |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 2nd, 2025 |
| Days on Market | 2                  |

Zoning

Zone 24

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Listing information last updated on November 4th, 2025 at 3:02am MST