

\$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

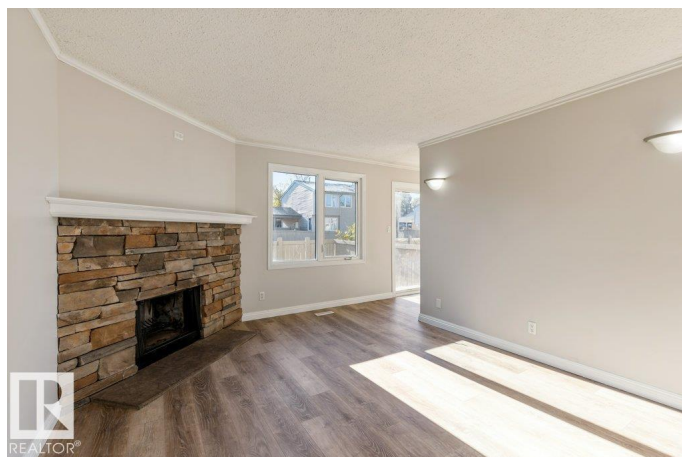
Akinsdale, St. Albert, AB

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	20
Zoning	Zone 24
Condo Fee	\$516

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 November 4th, 2025 at 5:17am MST