

## **\$465,000 - 20 Ash Crescent, St. Albert**

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MLS® #E4452159

**\$465,000**

3 Bedroom, 2.50 Bathroom, 1,206 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

Tucked away on a quiet, tree-lined Cres. in desirable Akinsdale, this BEAUTIFULLY UPDATED 4-level split offers space, style, & a prime location just steps from parks, schools, shopping, & quick access to A.HENDAY. The BRIGHT main floor features an open living & dining area, plus a SPACIOUS kitchen w/ ample cabinets, SS single basin sink & High-end designer faucet. UPGRADES include shingles, furnace, flooring, fencing, insulation, eavestrough, & more! Upstairs, the primary is fit for a KING BED boasting dual closets & a private vanity, two more SIZEABLE bedrooms & a full bath. The third level features a COZY wood-burning BRICK fireplace & BRAND NEW carpet ideal for a family/game room. The fourth level is ready for your finishing touch & already includes a show-stopping, NEW LUXURIOUS 3pc bath w/ dual RAIN FALL shower, 5-ft base, 12x24 porcelain tile, & LVP flooring. Outside, enjoy a PRIVATE multi-level deck, Fresh LOW MAINTENANCE landscaping, FULLY FENCED yard, & OVERSIZED 24x24 garage. A truly RARE find!

Built in 1983

### **Essential Information**

MLS® # E4452159

Price \$465,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,206                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20 Ash Crescent |
| Area        | St. Albert      |
| Subdivision | Akinsdale       |
| City        | St. Albert      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8N 3J3         |

### Amenities

|           |                                                                                                 |
|-----------|-------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Deck, Detectors Smoke, No Smoking Home, See Remarks, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached, Over Sized                                                              |

### Interior

|              |                                                                                                                                                         |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                               |
| Fireplace    | Yes                                                                                                                                                     |
| Fireplaces   | Brick Facing, Mantel                                                                                                                                    |
| Stories      | 3                                                                                                                                                       |
| Has Basement | Yes                                                                                                                                                     |
| Basement     | Full, Partially Finished                                                                                                                                |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Metal |
|----------|-------------|

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Low Maintenance, Private Setting, Public Swimming Pool, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Metal                                                                                           |
| Foundation        | Concrete Perimeter                                                                                    |



**School Information**

|            |               |
|------------|---------------|
| Elementary | Leo Nickerson |
| Middle     | Elmer S Gish  |
| High       | Paul Kane     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 24          |

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Listing information last updated on August 17th, 2025 at 1:02pm MDT