

## \$400,000 - 36 Arlington Drive, St. Albert

MLS® #E4420992

**\$400,000**

3 Bedroom, 1.50 Bathroom, 1,481 sqft  
Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

Fully finished 2 storey in ST. ALBERT's AKINSDALE is sure to impress! ATTACHED GARAGE, RV PARKING, HUGE YARD, ENORMOUS DECK & COVERED FRONT VERANDA! Tastefully updated, this home welcomes you into the spacious main floor with large bank of windows for abundant natural light. Functional floor plan with enough space for all in the large dining area and adjacent kitchen. Upper level hosts 3 full bedrooms + updated full bath, and boasts enormous primary bedroom (converted from 2 previous bedrooms) to easily accommodate a king sized bedroom suite. Finished basement is complete with large family room, laundry, utilities, and extra room for home office or added storage. Garage is oversized single 12x22 and can fit a full size pickup! Huge fully fenced yard w/ storage sheds, trampoline, and still lots of room to spare! Quick access from Anthony Henday Dr, and very short walk to Alderwood Park.

Built in 1976

### Essential Information

MLS® #	E4420992
Price	\$400,000
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,481
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	36 Arlington Drive
Area	St. Albert
Subdivision	Akinsdale
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2V5

### **Amenities**

Amenities	Deck, Hot Water Natural Gas
Parking	Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal
Exterior Features	Fenced, Flat Site, No Back Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed February 10th, 2025

Days on Market 33

Zoning Zone 24

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