

## \$119,900 - 305 45 Akins Drive, St. Albert

MLS® #E4445304

**\$119,900**

2 Bedroom, 1.00 Bathroom, 912 sqft

Condo / Townhouse on 0.00 Acres

Akinsdale, St. Albert, AB

Welcome to this TOP FLOOR 912 SF 2 bedroom condo in Akinsdale one of the most desirable neighborhoods in St. Albert. Stepping inside you will notice tasteful upgrades with new flooring and paint throughout the unit. The living room features a WOOD-BURNING fireplace and access to your private north-facing balcony. The kitchen is designed with plenty of counter space, wood cabinet doors, and features a dishwasher. Next to the kitchen is a well positioned dining room or breakfast nook. Down the hall is both good sized bedrooms. The primary includes a WALK-IN CLOSET and a pass through to the 4 pc bathroom with a large vanity. The unit is supplied with its own forced air high efficiency furnace and HWT. Down the hall on the same floor is the common laundry. Outside this unit is equipped with 1 surface parking stall. Fantastic location which is close to shopping, schools, parks, walking trails and just mins from Anthony Henday or St. Albert Trail. This is a must see.

Built in 1980

### Essential Information

MLS® # E4445304

Price \$119,900

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	912
Acres	0.00
Year Built	1980
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	305 45 Akins Drive
Area	St. Albert
Subdivision	Akinsdale
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2P4

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Parking-Visitor, Security Door, Storage-In-Suite
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Masonry
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Playground

Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Elmer S. Gish School
Middle	Elmer S. Gish School
High	Paul Kane High School

**Additional Information**

Date Listed	July 2nd, 2025
Days on Market	50
Zoning	Zone 24
Condo Fee	\$464

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