

Courtesy Of Todd R Burke Of RE/MAX River City

## **\$629,900 - 72 Amber Crescent, St. Albert**

MLS® #E4436727

**\$629,900**

5 Bedroom, 3.00 Bathroom, 1,178 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

GORGEOUS!! You have to view this home. This stunning and completely renovated home is located in a mature neighborhood that is on the side of a cul-de-sac and backs the gorgeous Amber Park with no neighbors behind you. Inside you will find a wide open floor plan flooded with natural light coming through the new windows. The island kitchen is huge with quartz counter tops, tile backsplash and new stainless Steel appliances all overlooking the big living room and dining room. There is a beautiful fully renovated main bath, three bed rooms and the master has a full three pc ensuite and his and hers closets. The amazing basement features a huge family room/games room with a wet bar, another great full bath, two more bedrooms and one is massive with 3 large windows and a laundry/utility room. For a family this is an absolutely ideal home being in a cul-de-sac, backing park and walking distance to schools. Just minute's to Servus Place and the Anthony Henday. Everything is new. You will not be disappointed.

Built in 1974

### **Essential Information**

MLS® # E4436727

Price \$629,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,178                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 72 Amber Crescent |
| Area        | St. Albert        |
| Subdivision | Akinsdale         |
| City        | St. Albert        |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8N 2J1           |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | On Street Parking, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks |
| Parking   | Double Garage Detached, Insulated, Over Sized, RV Parking, See Remarks                                |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Schools, |

|              |                              |
|--------------|------------------------------|
|              | Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles             |
| Construction | Wood, Vinyl                  |
| Foundation   | Concrete Perimeter           |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 32             |
| Zoning         | Zone 24        |



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Listing information last updated on June 16th, 2025 at 7:17am MDT