

## \$359,000 - 19 Addison Crescent, St. Albert

MLS® #E4445842

**\$359,000**

3 Bedroom, 3.00 Bathroom, 1,206 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

Welcome to 19 Addison Circle – A Perfect Starter Home in Sought-After St. Albert! Located in the family-friendly and highly desirable community of St. Albert, this charming 3-bedroom home offers incredible value and the ideal space to start your next chapter. With three generously sized bedrooms upstairs and an additional finished room in the basement – perfect as a 4th bedroom, home office, or private sitting area – this home offers versatile living for today’s modern family. Step inside to discover beautiful hardwood flooring on the main level, complementing the bright and airy open-concept layout. The spacious dining area and breakfast bar make entertaining a breeze, while the kitchen provides ample cabinetry and functionality. Enjoy peace of mind as the fully fenced backyard backs directly onto a quiet park – perfect for kids, pets, or peaceful evenings outdoors. You’ll also appreciate the extra-long driveway with parking space for up to four vehicles, making hosting guests or owning multiple vehicles si

Built in 1978

### Essential Information

MLS® # E4445842

Price \$359,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,206
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	19 Addison Crescent
Area	St. Albert
Subdivision	Akinsdale
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2S2

### **Amenities**

Amenities	On Street Parking, Deck, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Front Drive Access, Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer
Heating	Forced Air-2, Wood Stove, Natural Gas
Fireplaces	Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Vital Grandin Catholic Sch
Middle	Secondaire Sainte Marguari
High	Secondaire Sainte Marguari

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	7
Zoning	Zone 24

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Listing information last updated on July 11th, 2025 at 8:47am MDT