

## \$438,000 - 84 Arlington Drive, St. Albert

MLS® #E4438529

**\$438,000**

4 Bedroom, 2.00 Bathroom, 1,072 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

Don't miss this beauty in desirable Akinsdale! Purchase peace of mind as this home is the whole package with plenty of upgrades and renovations including quality vinyl plank flooring and LED lighting throughout. Doors, windows, flooring, washrooms - much has been substantially upgraded. The basement development is very modern, bright and functional and with a large recreation room, bedroom and washroom makes for a perfect living or guest space. The oversized double garage is huge with plenty of extra space for larger vehicles, storage, equipment or hobbies. Lots of parking options on the extra wide parking pad and driveway, great for families with several vehicles. In a great community filled with mature trees and with easy access to St Albert Trail, Campbell Road and the Anthony Henday. Parks and recreation facilities are close at hand and shopping is minutes away.

Built in 1978

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4438529  |
| Price      | \$438,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,072                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 84 Arlington Drive |
| Area        | St. Albert         |
| Subdivision | Akinsdale          |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 1N1            |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | Air Conditioner, Vinyl Windows                 |
| Parking   | Double Garage Detached, Over Sized, RV Parking |

### Interior

|              |                                                                                                      |
|--------------|------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                            |
| Fireplace    | Yes                                                                                                  |
| Fireplaces   | Glass Door, Mantel                                                                                   |
| Stories      | 2                                                                                                    |
| Has Basement | Yes                                                                                                  |
| Basement     | Full, Finished                                                                                       |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                              |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Wood, Vinyl                                                                              |
| Foundation        | Concrete Perimeter                                                                       |

### Additional Information

Date Listed May 26th, 2025

Days on Market 22

Zoning Zone 24

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