

## **\$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 desireable 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 37

Zoning Zone 24

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