

## \$115,000 - 304 39 Akins Drive, St. Albert

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MLS® #E4433315

**\$115,000**

2 Bedroom, 1.00 Bathroom, 914 sqft

Condo / Townhouse on 0.00 Acres

Akinsdale, St. Albert, AB

This bright and inviting 2-bedroom condo is perfectly located on a beautiful tree-lined street in a family-friendly neighborhood. Situated on the top floor, it offers generously sized bedrooms and a comfortable layout. The spacious entrance leads into a cozy living room with soft carpet underfoot, a classic wood-burning fireplace, and access to a private balcony—perfect for sipping morning coffee. The efficient kitchen offers plenty of cabinet space, and the second bedroom is great for a home office or guest room. Enjoy the convenience of shared app-operated laundry on the same floor. Close to shopping, restaurants, parks, public transit, and major routes like Anthony Henday Drive and St. Albert Trail, this location can't be beat!



Built in 1980

### Essential Information

MLS® #	E4433315
Price	\$115,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	914
Acres	0.00
Year Built	1980

Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	304 39 Akins Drive
Area	St. Albert
Subdivision	Akinsdale
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 3M6

### Amenities

Amenities	See Remarks
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 28th, 2025
Days on Market	49
Zoning	Zone 24
Condo Fee	\$463

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