

## \$129,700 - 304 41 Akins Drive, St. Albert

MLS® #E4450141

**\$129,700**

2 Bedroom, 1.50 Bathroom, 899 sqft

Condo / Townhouse on 0.00 Acres

Akinsdale, St. Albert, AB

Welcome to Acadia Terrace! This spacious 2-bedroom, 1.5-bath condo offers 899 square feet of comfortable living on the top floor of a quiet, 3-storey building. Enjoy recent updates including fully renovated bathrooms, a modern kitchen tile backsplash, and a beautiful fireplace. The primary bedroom features a walk-through closet leading to a private 2-piece ensuite, while the main 4-piece bath is conveniently located off the hallway. This unit includes one assigned parking stall, with additional stalls available for rent and plenty of street parking. Nestled in a mature neighborhood with tree-lined paths, it's within walking distance to schools, parks, local shops, and convenient amenities like a daycare, 7/11, and more. Outdoor recreation options nearby include pickleball courts, a skating rink, and easy transit access. This home is not far from the Anthony Henday Drive and easy Edmonton access.

Built in 1980

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450141  |
| Price      | \$129,700 |
| Bedrooms   | 2         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 899                    |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 304 41 Akins Drive |
| Area        | St. Albert         |
| Subdivision | Akinsdale          |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 2P4            |

### Amenities

|           |                                             |
|-----------|---------------------------------------------|
| Amenities | Intercom, Parking-Visitor, Storage-In-Suite |
| Parking   | Stall                                       |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                             |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Built-In, Refrigerator, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                    |
| Fireplace         | Yes                                                                          |
| Fireplaces        | Mantel                                                                       |
| # of Stories      | 3                                                                            |
| Stories           | 1                                                                            |
| Has Basement      | Yes                                                                          |
| Basement          | None, No Basement                                                            |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                    |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 51              |
| Zoning         | Zone 24         |
| Condo Fee      | \$464           |

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Listing information last updated on September 18th, 2025 at 8:47am MDT