

Courtesy Of Sean Clair Of Exp Realty

\$480,000 - 17 Amber Crescent, St. Albert

MLS® #E4450408

\$480,000

5 Bedroom, 3.00 Bathroom, 1,292 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

This exceptional bilevel residence boasts five bedrooms, three bathrooms, and an attached garage, encompassing nearly 2500 square feet of finished living space. It is situated within the well-established and picturesque Akinsdale neighborhood, offering a serene backdrop of mature trees and convenient proximity to parks, schools, walking paths, and playgrounds. The expansive main level features exquisite hardwood flooring and a gourmet kitchen equipped with high-end appliances, including a Jenn-Air gas range with an integrated ventilation system. The main floor comprises three bedrooms, notably the spacious master suite, which includes a fully renovated three-piece ensuite bathroom complete with heated floors. The lower level provides a comfortable family room featuring a gas fireplace, two additional bedrooms, and a third full bathroom. Significant upgrades to the property include: new shingles, new windows throughout, a new furnace, a new tankless hot water heater, and central air conditioning.

Built in 1974

Essential Information

MLS® # E4450408

Price \$480,000

Bedrooms 5



Bathrooms	3.00
Full Baths	3
Square Footage	1,292
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	17 Amber Crescent
Area	St. Albert
Subdivision	Akinsdale
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2J2

Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed July 30th, 2025

Days on Market 38

Zoning Zone 24

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