

## **\$495,000 - 39 Alderwood Boulevard, St. Albert**

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MLS® #E4433411

**\$495,000**

4 Bedroom, 3.00 Bathroom, 1,157 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

Welcome to this beautifully updated home nestled in a quiet, family-friendly street in the desirable community of St. Albert. Backing onto peaceful green space and just minutes from schools, parks, and scenic walking trails, this spacious 4-level split offers both comfort and convenience. Inside, you'll find 4 generous bedrooms and 3 modern bathrooms, perfect for growing families or those who love to entertain. The home has been extensively renovated, featuring a brand-new kitchen with stylish cabinetry, antiqued granite countertops and contemporary finishes, sleek new bathrooms, upgraded flooring, and energy-efficient triple-pane windows in every room. Each level has been thoughtfully refreshed to create a warm, inviting atmosphere with functional living spaces. Enjoy easy access to the Anthony Henday for quick commuting, while coming home to the tranquility of mature trees and nature right in your backyard. In one of St. Albert's most sought-after neighbourhoods—this one checks all the boxes!



Built in 1989

### **Essential Information**

MLS® #                      E4433411

Price                        \$495,000

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,157
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	39 Alderwood Boulevard
Area	St. Albert
Subdivision	Akinsdale
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 3M4

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Fire Pit, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, Vacuum System-Roughed-In
Parking	Double Garage Attached, Front Drive Access, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Tile Surround
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Elmer S Gish
Middle	Lorine Akins
High	Paul Kane

**Additional Information**

Date Listed	April 30th, 2025
Days on Market	8
Zoning	Zone 24

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