

## \$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	1
Zoning	Zone 24
Condo Fee	\$464

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