

\$569,900 - 99 Arlington Drive, St. Albert

MLS® #E4463436

\$569,900

4 Bedroom, 3.00 Bathroom, 1,291 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

Welcome to Your Next Family Home! This beautifully designed 4-level split offers over 2300 sqft of total living space with a bright open-concept layout perfect for family living and entertaining. Main floor features a comfortable living room, spacious dinette area, gourmet kitchen complete with a large island bar, stainless steel appliances with ample cupboard space. The unique efficient layout ensures no wasted space. From the kitchen, double garden doors open to a two-tier patio overlooking a professionally landscaped, newly fenced yard perfect for gatherings/relaxing. This home includes 4 bed/3 full bath with one featuring a luxurious corner tub. The family room offers a cozy wood-burning fireplace while the lower level provides a spacious entertainment/games room with a convenient kitchenette area. Situated on a corner lot, the property features a circular driveway with ample parking and an oversized garage, built in cupboards/shelving. Close to schools, shopping, bussing, pools, walking trails and the Henday. A MUST SEE

Built in 1993

Essential Information

MLS® # E4463436

Price \$569,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,291
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	99 Arlington Drive
Area	St. Albert
Subdivision	Akinsdale
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 5P4

Amenities

Amenities	On Street Parking, Closet Organizers, Crawl Space, Deck, Detectors Smoke, No Smoking Home
Parking	Double Garage Attached, Front Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Masonry
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 24th, 2025
Days on Market	2
Zoning	Zone 24

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 26th, 2025 at 12:32pm MDT