

## \$494,900 - 4 Adrian Place, St. Albert

MLS® #E4464344

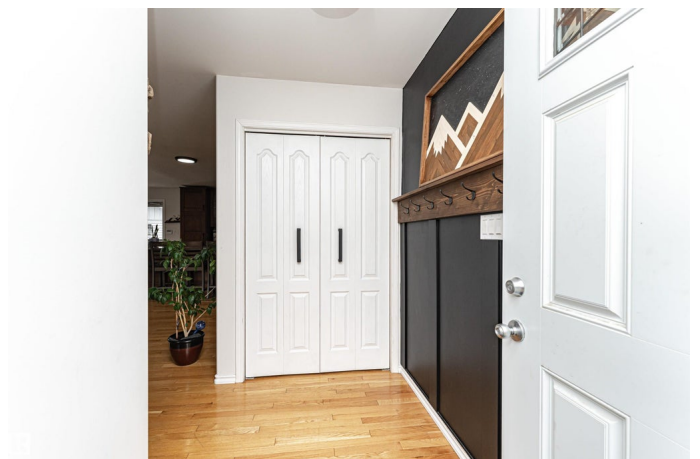
**\$494,900**

4 Bedroom, 3.00 Bathroom, 1,189 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

Quietly nestled on a peaceful cul-de-sac in Akinsdale, this fully RENOVATED 4-level split boasts STUNNING curb appeal & thoughtful modern updates throughout. The bright main floor features a cozy electric fireplace, BAY window, OAK hardwood floors & a CHEF-inspired kitchen W/a huge island, QAURTZ countertops, MOSAIC backsplash, soft-close cabinets W/modern hardware, OVERSIZED uppers, SS appliances & abundant storage—perfect for family living or entertaining. Upstairs, the primary suite offers double French doors leading to a private deck surrounded by mature trees, a 3-pc ensuite, plus two spacious bedrooms & an updated main bath. The first lower level includes a fourth bedroom & a 3-pc bath, while the lowest level highlights a SOUNDPROOFED media room & tidy laundry area. Outside, enjoy a private landscaped yard W/NEW fascia, soffit, gutters & downspouts, an OVERSIZED detached single garage & A/C for year-round comfort. Ideally located near schools, parks & trails this MOVE IN ready home truly has it all!



Built in 1978

### Essential Information

MLS® # E4464344

Price \$494,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,189                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4 Adrian Place |
| Area        | St. Albert     |
| Subdivision | Akinsdale      |
| City        | St. Albert     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8N 2Z3        |

### Amenities

|           |                                                                                                                |
|-----------|----------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | 220 Volt Wiring, Over Sized, Single Garage Detached                                                            |

### Interior

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

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal                                                                                                                      |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                 |
| Construction      | Wood, Metal                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                               |

### School Information

|            |               |
|------------|---------------|
| Elementary | Leo Nickerson |
| Middle     | Elmer S. Gish |
| High       | Paul kane     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 1st, 2025 |
| Days on Market | 7                  |
| 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 November 8th, 2025 at 8:32am MST