

\$399,900 - 44 Attwood Drive, St. Albert

MLS® #E4455380

\$399,900

4 Bedroom, 2.00 Bathroom, 1,106 sqft
Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

Welcome to this spacious 4-bedroom, 2-bath bungalow perfectly situated in the family-friendly neighborhood of Akinsdale. Backing directly onto Attwood Park, this home offers both comfort and convenience. The main floor features a bright and inviting living room with durable laminate flooring, an updated eat-in kitchen with adjoining dining area, and three generously sized bedrooms. The primary suite includes its own private 3-piece ensuite for added comfort. Downstairs, the fully finished basement extends your living space with a large family room complete with a dry bar, an additional bedroom, laundry area, and rough-in plumbing ready for a future bathroom. Step outside to a large backyard with direct gate access to the park—ideal for kids, pets, or simply enjoying the outdoors. Located just minutes from Elmer Gish K-9 School, shopping, and with quick access to the Anthony Henday, this home combines practicality with an unbeatable location.

Built in 1983

Essential Information

MLS® #	E4455380
Price	\$399,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,106
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	44 Attwood Drive
Area	St. Albert
Subdivision	Akinsdale
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 3A6

Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Front Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed August 29th, 2025

Days on Market 5

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 September 3rd, 2025 at 2:02pm MDT