

## \$525,000 - 13 Alphonse Court, St. Albert

MLS® #E4463108

**\$525,000**

4 Bedroom, 3.00 Bathroom, 2,264 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

Location, location, location..Nestled in a quiet cul de sac and backing a serene green space this lovely 4 bedroom, 3 bathroom home offers the perfect blend of elegance and functionality. Boasting a generous floor plan, including a formal living/dining room with vaulted ceilings and a large Family room with wet bar you will appreciate hosting gatherings or enjoying quiet family dinners, this space is designed for both comfort and sophistication. All bedrooms are spacious and the Primary includes a large walk in closet with private ensuite. The main floor is complete with a bedroom (home office/playroom/guest rm), 3 pce bathroom, laundry room with access to the O/S garage and back yard. Step outside onto the large deck, perfect for summer BBQ's or morning coffee while taking in the beautiful views. The fully fenced yard offers privacy and a plenty of space for children and pets to play. The finished basement features a large recreation room—perfect for a games, exercise or Theatre area. New Shingles 2024.



Built in 1988

### Essential Information

MLS® # E4463108

Price \$525,000

Lease Rate \$17

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,264                  |
| Acres          | 0.00                   |
| Year Built     | 1988                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 13 Alphonse Court |
| Area        | St. Albert        |
| Subdivision | Akinsdale         |
| City        | St. Albert        |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8N 5N9           |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Bar, Deck, See Remarks                                 |
| Parking Spaces | 4                                                      |
| Parking        | Double Garage Attached, Front Drive Access, Over Sized |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                      |
| Fireplaces        | Glass Door, Mantel, Tile Surround                                                                                                                        |
| Stories           | 3                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                           |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Brick, Stucco |
|----------|---------------------|

|                   |                                                                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                                                                               |
| Construction      | Wood, Brick, Stucco                                                                                                                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                                             |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Ecole Father Jan, Neil M R |
| Middle     | Richard S Fowler, VincentM |
| High       | Sainte Marguerite, Cath. H |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 24            |

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Listing information last updated on October 31st, 2025 at 8:17am MDT