

Courtesy Of Todd R Burke Of RE/MAX River City

## **\$649,900 - 72 Amber Crescent, St. Albert**

MLS® #E4436727

**\$649,900**

5 Bedroom, 3.00 Bathroom, 1,178 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

GORGEOUS!! You have to view this home. This stunning and completely renovated home is located in a mature neighborhood that is on the side of a cul-de-sac and backs the gorgeous Amber Park with no neighbors behind you. Inside you will find a wide open floor plan flooded with natural light coming through the new windows. The island kitchen is huge with quartz counter tops, tile backsplash and new stainless Steel appliances all overlooking the big living room and dining room. There is a beautiful fully renovated main bath, three bed rooms and the master has a full three pc ensuite and his and hers closets. The amazing basement features a huge family room/games room with a wet bar, another great full bath, two more bedrooms and one is massive with 3 large windows and a laundry/utility room. For a family this is an absolutely ideal home being in a cul-de-sac, backing park and walking distance to schools. Just minute's to Servus Place and the Anthony Henday. Everything is new. You will not be disappointed.

Built in 1974

### **Essential Information**

MLS® # E4436727

Price \$649,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,178
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	72 Amber Crescent
Area	St. Albert
Subdivision	Akinsdale
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2J1

### **Amenities**

Amenities	On Street Parking, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks
Parking	Double Garage Detached, Insulated, Over Sized, RV Parking, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Schools,

	Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 15th, 2025
Days on Market	10
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 May 25th, 2025 at 4:47pm MDT