

## **\$389,900 - 80 Akins Drive, St. Albert**

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MLS® #E4432467

**\$389,900**

5 Bedroom, 2.00 Bathroom, 1,354 sqft

Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

Welcome to this log-style retreat in the city, where rustic charm meets modern comfort. Nestled conveniently across from an elementary school, this stunning home offers the warmth and character of a natural "Pan-Abode" timber construction. Step inside to find vaulted ceilings, exposed wood beams, and a beautiful brick fireplace that serves as the heart of the living space. Sunlight filters through multiple large windows, illuminating the rich wood interiors and creating a cozy yet airy ambiance. The family style kitchen blends rustic craftsmanship with contemporary conveniences, featuring white cabinetry, lots of workspace, and quality appliances. The primary suite features private access to the 5 Piece Bath. The 2 additional main floor bedrooms provide ample space for family, guests, or a home office. Downstairs you will find 2 additional bedrooms, huge family & rec room with a second fireplace. Step outside to your large deck and south backyard with shed and playset for fun times and relaxation.



Built in 1978

### **Essential Information**

MLS® #	E4432467
Price	\$389,900
Bedrooms	5

Bathrooms	2.00
Full Baths	2
Square Footage	1,354
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	80 Akins Drive
Area	St. Albert
Subdivision	Akinsdale
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2Y7

### Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling
Parking Spaces	4
Parking	Front Drive Access, Parking Pad Cement/Paved

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Log, Wood, See Remarks
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Log, Wood, See Remarks
Foundation	Concrete Perimeter

### **School Information**

Elementary	Elmer Gish
Middle	Lorne Akins
High	Paul Kane

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	6
Zoning	Zone 24

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Listing information last updated on April 30th, 2025 at 12:17pm MDT