

## \$349,900 - 69 Attwood Drive, St. Albert

MLS® #E4441109

**\$349,900**

3 Bedroom, 1.50 Bathroom, 1,189 sqft  
Single Family on 0.00 Acres

Akinsdale, St. Albert, AB

Incredible 3 bedroom 1240+ square foot bungalow in prime Akinsdale location, close to Parks, multiple schools, shopping, bus service... - across the street/walking distance. You're going to love the view - with your own private view of a well treed gorgeous park across the street. As you step into this bright and cheery home you have a very spacious living room with a feature wood fireplace to cozy up to. Boasting a large newer kitchen with new appliances and loads of room to entertain those special gatherings. The primary bedroom is very large with it's own 2 piece en-suite and overlooks your private, quiet backyard. This home has had upgrades to the flooring, paint, kitchen, bathrooms, windows and more! With an unspoiled basement you're free to put your own touches into your new home. From the minute you enter this amazing home you can feel the warmth, spaciousness and pride of ownership. Don't wait or it may be too late.

Built in 1978

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4441109  |
| Price     | \$349,900 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,189         |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 69 Attwood Drive |
| Area        | St. Albert       |
| Subdivision | Akinsdale        |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 2Z6          |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | On Street Parking, No Smoking Home   |
| Parking   | Front Drive Access, No Garage, Stall |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Stucco  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed                June 7th, 2025  
Days on Market        8  
Zoning                    Zone 24

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