

# \$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 9

Zoning Zone 24

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Listing information last updated on September 7th, 2025 at 12:17am MDT