

\$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
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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	1
Zoning	Zone 24

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Listing information last updated on October 23rd, 2025 at 8:47pm MDT