# \$514,900 - 16 Larch Way, St. Albert

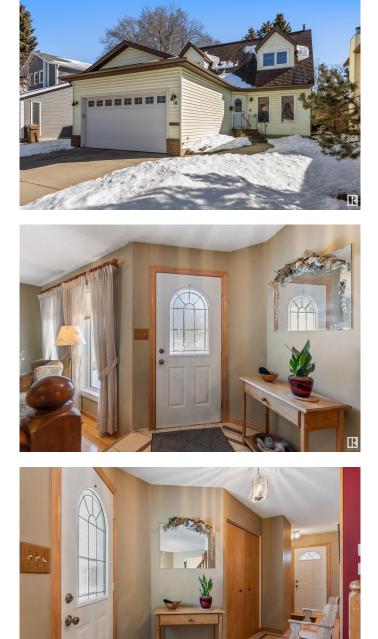
MLS® #E4429483

#### \$514,900

3 Bedroom, 2.50 Bathroom, 1,758 sqft Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Discover this charming two storey family home in Lacombe Park East. The entrance opens to a sunken formal living room with hardwood flooring which flows into the formal dining room. The kitchen has a breakfast nook. The cozy family room has HARDWOOD FLOORING, WOOD BURNING FIREPLACE and access to the large COMPOSITE BACK YARD DECK. There is a side door entrance next to the double attached garage (19'6" x 21'7"). The main floor is complete with a laundry area and a renovated two-piece bathroom. The second level has three bedrooms, a four-piece bath and a three-piece en suite. The primary bedroom is large and features a walk-in closet. The basement is fully finished with a rec room, den with window and large storage/mechanical room. The SOUTH FACING, fenced backyard is a sun filled space to create your own oasis!



Built in 1984

### **Essential Information**

MLS® #	E4429483
Price	\$514,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1

Square Footage	1,758
Acres	0.00
Year Built	1984
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

# **Community Information**

Address	16 Larch Way
Area	St. Albert
Subdivision	Lacombe Park
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 4M7

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

## Interior

Interior Features	ensuite bathroom		
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,		
	Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric,		
	Vacuum System Attachments, Vacuum Systems, Washer, Window		
	Coverings		
Heating	Forced Air-1, Natural Gas		
Fireplace	Yes		
Fireplaces	Brick Facing, Mantel		
Stories	3		
Has Basement	Yes		
Basement	Full, Finished		
Exterior			
LAGHO			
Exterior	Wood, Brick, Stone		
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation,		
	Schools, Shopping Nearby		
Roof	Asphalt Shingles		

Construction	Wood, Brick, Stone
Foundation	Concrete Perimeter

### **Additional Information**

Date ListedApril 7th, 2025Days on Market12ZoningZone 24

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Listing information last updated on April 19th, 2025 at 12:17pm MDT