

Courtesy Of Matthew D Barry and Mike Racich Of Exp Realty

\$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
Type	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

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 Listed April 7th, 2025
Days on Market 14
Zoning Zone 24

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