

## \$489,000 - 25 Larkspur Crescent, St. Albert

MLS® #E4433525

**\$489,000**

1 Bedroom, 2.50 Bathroom, 1,193 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Bi-Level home with an oversize double attached garage just half a block west of the Ronald Harvey Elementary school. Junior high less than one K away. RMS measured, 1193 SF on the main floor and 1021.68 SF in the basement, all finished except the laundry room. A total of 4 bedrooms and an office/den, large recreation room with a gas fireplace and 3 piece bath with walk-in shower. The main floor features large living room, dining, kitchen, 3 bedrooms, 4 & 2 piece bathrooms. Interior renovations include newer furnace, AC and HW, newer kitchen c/w island and appliances, laminate floors, paint and newly built staircase. Windows and siding replaced about 15 years ago. Garden doors off the dining room to a large wrap around deck with a staircase to the back yard. Nicely landscaped with strawberry bushes, saskatoon tree & rhubarb.

Built in 1975

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433525  |
| Price          | \$489,000 |
| Bedrooms       | 1         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,193     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1975                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 25 Larkspur Crescent |
| Area        | St. Albert           |
| Subdivision | Lacombe Park         |
| City        | St. Albert           |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8N 2M5              |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 10 ft., Deck, Detectors Smoke |
| Parking   | Double Garage Attached                                 |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, See Remarks, Natural Gas   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Corner Lot, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 30th, 2025 |
|-------------|------------------|

Days on Market 1

Zoning Zone 24

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Listing information last updated on May 1st, 2025 at 10:32am MDT