

\$379,900 - 11 30 Giroux Road, St. Albert

MLS® #E4440888

\$379,900

1 Bedroom, 2.50 Bathroom, 1,079 sqft

Condo / Townhouse on 0.00 Acres

Lacombe Park, St. Albert, AB

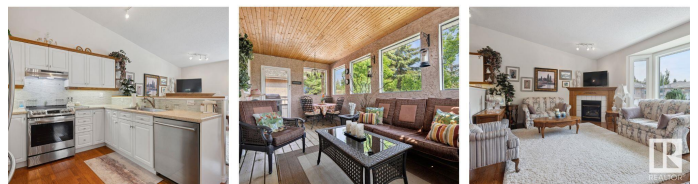
Have you been looking for your own perfect space to unwind, relax & live the GOOD LIFE in a sought-after & well cared for complex in St. Albert? You are going to LOVE all the NATURAL LIGHT that pours in through your big, NEW, & beautiful windows as you entertain family & friends in your open concept main living space. Lovely white cabinets & NEW appliances make cooking in your kitchen a joy. Your primary bedroom is truly a peaceful retreat with walk-in closet & 4pc spa-like ensuite. You're fully finished basement offers plenty of space with second living, flex-room & access to your ATTACHED DOUBLE GARAGE. And the SUNROOM. This was CUSTOM BUILT & is a true OASIS you'll LOVE. It's RARE a unit comes available for sale in here, & even more rare with all the work that has been done. Just weeks ago all the windows were replaced with TRIPLE PANE windows, & brand new doors; new furnace, ON DEMAND/INSTANT hot water tank, & AC in 21/22 to keep you cool on those hot summer nights! Peace of mind comes with this HOME!

Built in 1997

Essential Information

MLS® # E4440888

Price \$379,900



Bedrooms	1
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,079
Acres	0.00
Year Built	1997
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

Community Information

Address	11 30 Giroux Road
Area	St. Albert
Subdivision	Lacombe Park
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 6R2

Amenities

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home, Sunroom
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Concrete, Stucco
----------	------------------

Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Pine Shakes
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 6th, 2025
Days on Market	14
Zoning	Zone 24
Condo Fee	\$450

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 20th, 2025 at 4:17am MDT