

\$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 | 12 |
| Zoning | Zone 24 |

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 April 18th, 2025 at 11:47pm MDT