

## \$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
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Days on Market 1

Zoning Zone 24

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Listing information last updated on May 1st, 2025 at 7:02am MDT