

\$495,000 - 14 Leblanc Place, St. Albert

MLS® #E4454022

\$495,000

5 Bedroom, 2.50 Bathroom, 1,132 sqft

Single Family on 0.00 Acres

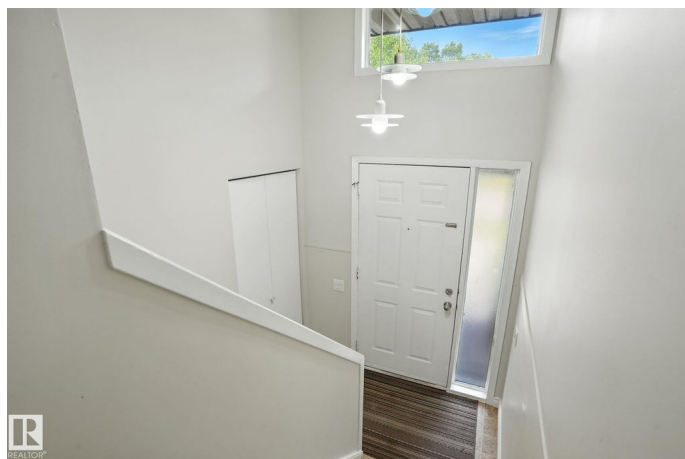
Lacombe Park, St. Albert, AB

More than a home, it's a smart Investment in Lacombe Park. This 1982 bi-level combines smart investment potential with comfortable living. The property is highlighted by a legal basement suite, offering a great opportunity for mortgage help or a steady income. This home has been carefully maintained and updated, featuring newer furnaces, hot water tank, windows, and roof, providing excellent value and durability. The main and lower levels each have a gas fireplace and their laundry facilities, ensuring convenience and separation. Outside, a large, double-detached garage and a location directly across from a park on a quiet street add to its appeal. Enjoy easy access to St. Albert Trail, as well as nearby schools and amenities. Whether you're an investor looking for a turnkey cash-flow property or a homebuyer aiming to offset your mortgage, this is an excellent chance to own a profitable piece of real estate in a prime location.

Built in 1982

Essential Information

MLS® #	E4454022
Price	\$495,000
Bedrooms	5
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,132
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	14 Leblanc Place
Area	St. Albert
Subdivision	Lacombe Park
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 4P1

Amenities

Amenities	Guest Suite
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Corner Lot, Fenced, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 21st, 2025
Days on Market	3
Zoning	Zone 24

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