

## \$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 | 13              |
| Zoning         | Zone 24         |

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Listing information last updated on April 20th, 2025 at 3:02pm MDT