

## \$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	14
Zoning	Zone 24

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