

## \$449,900 - 16 Larose Drive, St. Albert

MLS® #E4458082

**\$449,900**

5 Bedroom, 2.50 Bathroom, 1,290 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Step into Lacombe Park's NEWEST 5 BEDROOM HOME! With the option for a 6th! Modernized while maintaining its character, this house has key updates include new shingles (2014), a hot water tank (2017), and a high-efficiency furnace with central air conditioning (2021). Windows have been progressively upgraded, with the front picture window and family room windows replaced in 2021. The layout features four bedrooms, three bathrooms including an ensuite, and three distinct living areas, offering plenty of space for family life. A custom wood kitchen with modern tile backsplash, hardwood and laminate flooring throughout, and a fully finished basement add warmth and style. The oversized single garage, upgraded insulation, and private fenced yard complete the property. All within walking distance to schools, parks, and trails

Built in 1972

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4458082  |
| Price      | \$449,900 |
| Bedrooms   | 5         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,290                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16 Larose Drive |
| Area        | St. Albert      |
| Subdivision | Lacombe Park    |
| City        | St. Albert      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8N 1S6         |

### Amenities

|           |                                                                                  |
|-----------|----------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, No Smoking Home, R.V. Storage, Vinyl Windows |
| Parking   | RV Parking, Single Garage Detached                                               |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                           |
| Fireplace         | Yes                                                                                                                                 |
| Fireplaces        | Tile Surround                                                                                                                       |
| Stories           | 4                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                      |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco, Vinyl                                                                                                |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                          |
| Construction      | Wood, Brick, Stucco, Vinyl                                                                                                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 17th, 2025

Days on Market                36

Zoning                            Zone 24

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Listing information last updated on October 23rd, 2025 at 2:47pm MDT