

## \$450,000 - 76 Larose Drive, St. Albert

MLS® #E4446649

**\$450,000**

3 Bedroom, 1.50 Bathroom, 1,202 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Fantastic 1200 sq. ft. open beam bungalow situated on a large pie-shaped lot in Lacombe Park! Recently renovated kitchen with full height white cabinetry, granite countertops, coffee bar and stainless steel appliances. The living room has a vaulted ceiling and a gas fireplace. Renovated main bathroom with a walk-in tub/shower. Three bedrooms up including a spacious primary with 2 pce ensuite. The basement is finished with a large rec room, a built-in murphy bed, laundry area and plenty of storage. Newer furnace and HWT. Double detached garage. The BIG backyard is well maintained, has a deck with a gazebo and has plenty of space for the kids or dog to run around. Central A/C. Walking distance to all levels of schooling and close to all amenities!

Built in 1975

### Essential Information

MLS® #	E4446649
Price	\$450,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,202
Acres	0.00



Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	76 Larose Drive
Area	St. Albert
Subdivision	Lacombe Park
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2M8

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding, Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 9th, 2025

Days on Market                8

Zoning                            Zone 24

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