

## \$464,900 - 10 Lamoureux Place, St. Albert

MLS® #E4452805

**\$464,900**

4 Bedroom, 2.50 Bathroom, 1,165 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Beautifully maintained 4-level split offering 2156 sqft of living space, situated at the end of a quiet cul-de-sac on a massive pie-shaped lot. Enjoy a db. Oversized garage & the convenience of being just steps from a park. Privacy here-the front yard is a showpiece with a charming bridge, flagstone patio, flowing creek, pergola, & mature trees. The backyard is impressive-fully fenced, beautifully landscaped, & exceptionally large, with a spacious deck, fire pit & fruit trees. Inside, the bright and open main floor boasts vaulted ceilings, large windows, a gas fireplace, AC & a welcoming layout that includes a living room, dining area, and sunny kitchen. Upstairs offers 3 generous bedrooms, 4-pce bath, & 2-piece ensuite. Just a steps down, youâ€™ll find a den/office, an additional bedroom, & a bathroom. The fully finished basement features a large rec room, & storage space. Recent updates include HWT, roof, soffits, fascia, eaves, windows, ext. doors, ext. paint, front deck, landscaping, & window coverings.

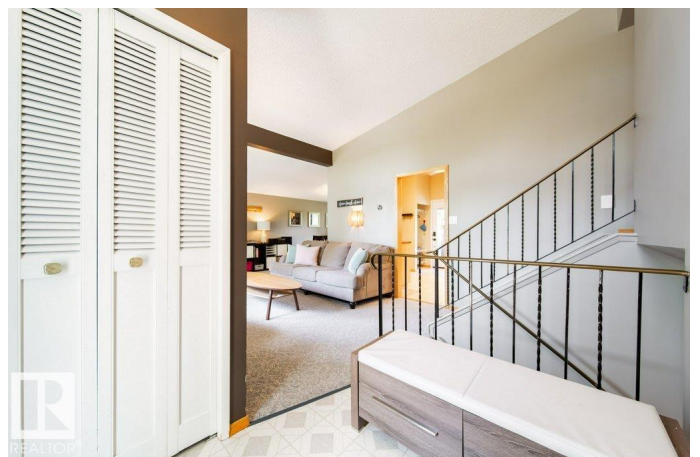
Built in 1974

### Essential Information

MLS® # E4452805

Price \$464,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,165                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 10 Lamoureux Place |
| Area        | St. Albert         |
| Subdivision | Lacombe Park       |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 2J4            |

### Amenities

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Front Porch, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 6                                                                                                      |
| Parking        | Double Garage Detached, Over Sized                                                                     |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                        |
| Fireplaces        | Brick Facing, Direct Vent                                                                                                                                  |
| Stories           | 4                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                             |

### Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                              |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                          |
| Construction      | Wood, Stucco                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                        |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 24           |

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Listing information last updated on August 16th, 2025 at 4:47am MDT