

Courtesy Of Matthew D Barry Of Exp Realty

## **\$724,900 - 81 Langholm Drive, St. Albert**

MLS® #E4453143

**\$724,900**

4 Bedroom, 3.50 Bathroom, 2,347 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

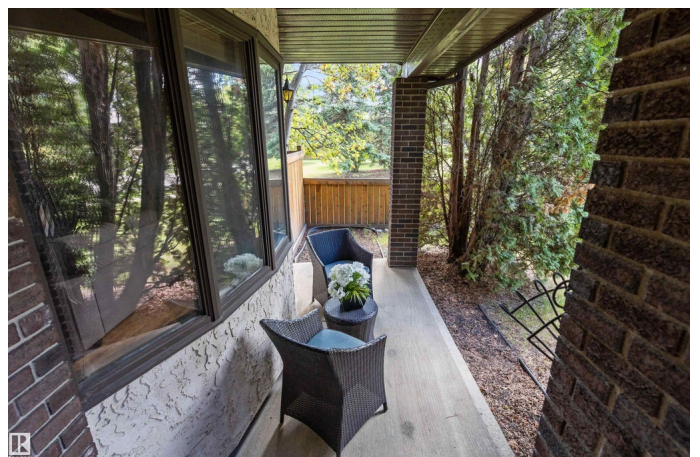
Discover this spacious 2 storey siding & backing onto Langholm Park! With over 2,300 sqft, 4 bedrooms up + a FULLY FINISHED BASEMENT this home is perfect for a growing family. Double doors welcome guests into the foyer & opens into the living & dining room. This perfect entertaining space has HARDWOOD FLOORING. The kitchen has ample Hickory cabinetry, Ultraline 4 burner gas cooktop, built in s/s Viking wall oven, Viking fridge, Viking microwave, Bosch dishwasher, pot/pan drawers, pantry, eating bar peninsula & quartz counters. The family room has access out to the NE facing deck w/ gorgeous park views & hot tub. There is a 2pce bath by the entrance to the garage. The 2nd floor has hardwood flooring, 4 large bedrooms, a 4pce bath & an ensuite w/ a huge custom walk in shower. The primary bedroom has it's own balcony overlooking the park. The basement has a rec room w/ a wet bar, flex room, 3pce bath & a storage/mech room. A fenced yard & a double attached HEATED garage completes this beautiful property.

Built in 1983

### **Essential Information**

MLS® # E4453143

Price \$724,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,347
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	81 Langholm Drive
Area	St. Albert
Subdivision	Lacombe Park
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 4N6

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum Systems, Window Coverings, Hot Tub
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 15th, 2025
Days on Market	1
Zoning	Zone 24

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Listing information last updated on August 16th, 2025 at 6:17am MDT