

## \$519,900 - 37 Larch Way, St. Albert

MLS® #E4449213

**\$519,900**

4 Bedroom, 3.50 Bathroom, 2,040 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

First time on the market! Original owners. Built in 1984, this former showhome has over 3100 Sqft of developed living space. As you enter the front door you are greeted by a living/dining area with vaulted ceilings. As you carry on you'll enter the kitchen that boasts s/s appliances, plenty of countertop space and access to the backyard. The sunken family room has a gas fireplace surrounded by built-in shelving. Completing the main floor is a bedroom/office, laundry and garage access. Upstairs there is a massive primary suite with a 5 pc ensuite, 2 other bedrooms and a 4pc bathroom. The basement is fully finished and would be perfect for a pool table, ping pong, theater room, etc.

Built in 1984

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449213  |
| Price          | \$519,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,040     |
| Acres          | 0.00      |
| Year Built     | 1984      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### **Community Information**

|             |              |
|-------------|--------------|
| Address     | 37 Larch Way |
| Area        | St. Albert   |
| Subdivision | Lacombe Park |
| City        | St. Albert   |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T8N 4M8      |

### **Amenities**

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached          |

### **Interior**

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                      |
| Fireplace         | Yes                                                                                                                                            |
| Fireplaces        | Glass Door                                                                                                                                     |
| Stories           | 3                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                 |

### **Exterior**

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                         |
| Exterior Features | Corner Lot, Fenced, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Brick, Vinyl                                         |
| Foundation        | Concrete Perimeter                                         |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | July 23rd, 2025 |
|-------------|-----------------|

Days on Market 11

Zoning Zone 24

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Listing information last updated on August 3rd, 2025 at 7:02am MDT