

## **\$399,900 - 28 Labelle Crescent, St. Albert**

---

MLS® #E4435136

**\$399,900**

5 Bedroom, 2.50 Bathroom, 1,275 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Ideal for first-time buyers! This 5-bed, 2.5-bath bungalow in the sought-after neighbourhood of Lacombe Park is full of potential. Just a 5-min walk to Larose Park & schools, and minutes to shopping. The sunny main floor features a bright living room with a bay window for all of your plants, stainless steel kitchen appliances, and a unique sunken dining room with cozy gas fireplace and custom built-ins. The primary bedroom has a private 2-pc ensuite, rare for a 1973 home! Downstairs offers a huge rec room, 2 bedrooms, a large storage room, and a flexible laundry/salon space with plumbing which can easily be converted into a spacious dedicated laundry room. The backyard is private and welcoming with a raised patio, wooden pergola, mature trees, perennials, fire pit, and a playhouse & greenhouse. Insulated double detached garage and plenty of parking on the driveway. Brand new hot water tank and 2018 furnace. A solid home in a fantastic family-friendly location!



Built in 1973

### **Essential Information**

MLS® #	E4435136
Price	\$399,900
Bedrooms	5
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	1,275
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	28 Labelle Crescent
Area	St. Albert
Subdivision	Lacombe Park
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2G5

### Amenities

Amenities	On Street Parking, Detectors Smoke, Fire Pit, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, Patio, Vinyl Windows, See Remarks
Parking Spaces	4
Parking	Double Garage Detached, Insulated

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### School Information

Elementary	Bertha Kennedy
Middle	William D Cuts
High	Sainte Marguerite

### Additional Information

Date Listed	May 8th, 2025
Days on Market	1
Zoning	Zone 24

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 9th, 2025 at 1:02pm MDT