

## \$399,900 - 30 Labelle Crescent, St. Albert

MLS® #E4424025

**\$399,900**

4 Bedroom, 1.50 Bathroom, 1,175 sqft  
Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Located in the highly sought-after Lacombe Park in St. Albert, this 1,175 sq. ft. bungalow is ready to be brought back to its former glory! Offering three bedrooms upstairs and one additional bedroom downstairs, this home provides plenty of space for a growing family or a fantastic investment opportunity. The primary suite features a 2-piece ensuite, while the rest of the home awaits your updates and creativity. The basement boasts a cozy gas fireplace and a roughed-in bathroom, ready for your finishing touches. Outside, you'll find a large garage and a spacious yard—perfect for the kids to play. Situated in an incredible location, this home is just steps from scenic walking paths, parks, and top-rated schools. Whether you're looking to renovate, invest, or make it your own, this is a rare find in Lacombe Park with endless possibilities. Quick possession available—don't miss this opportunity!

Built in 1973

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4424025  |
| Price      | \$399,900 |
| Bedrooms   | 4         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,175                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 30 Labelle Crescent |
| Area        | St. Albert          |
| Subdivision | Lacombe Park        |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 2G5             |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Deck, Hot Water Natural Gas |
| Parking   | Double Garage Detached                         |

### Interior

|                   |                                     |
|-------------------|-------------------------------------|
| Interior Features | ensuite bathroom                    |
| Appliances        | Dishwasher-Built-In, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas           |
| Stories           | 1                                   |
| Has Basement      | Yes                                 |
| Basement          | Full, Unfinished                    |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed March 4th, 2025

Days on Market 8

Zoning Zone 24

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Listing information last updated on March 12th, 2025 at 7:02pm MDT