

## \$569,900 - 4 Larch Way, St. Albert

MLS® #E4424178

**\$569,900**

3 Bedroom, 3.50 Bathroom, 1,865 sqft  
Single Family on 0.00 Acres

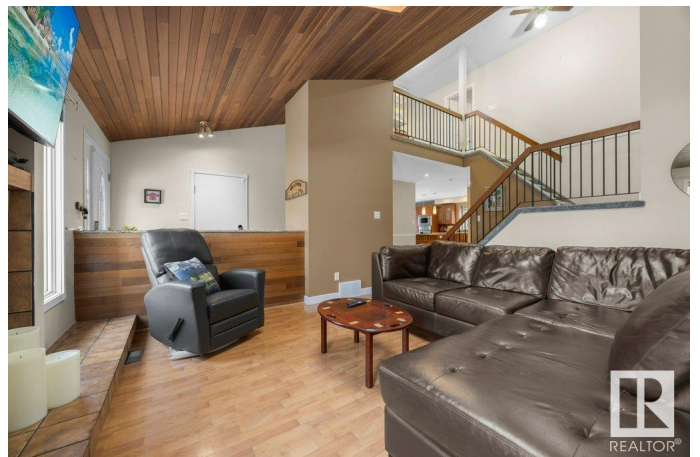
Lacombe Park, St. Albert, AB

This St. Albert gem is perfect for family life with NEW SOLAR PANELS, NEW FURNACE, HWT & added attic insulation to enhance efficiency! Entering the home the vaulted ceilings and skylight welcome you into the bright living room. In the kitchen you'll find beautiful, HEATED slate flooring with high-end ss appliances and large cooktop island. Separate, formal dining room is perfect for gathering for dinners and entertaining. The open and airy staircase lead you upstairs to the 3 bedrooms including the bright primary with its walk-in closet and 3 piece ensuite. Conveniently located upstairs are the washer and dryer, making laundry a breeze! Additional 4 piece bathroom completes this floor. Downstairs is developed with spacious rec room, storage room and family room with large utility room with sink and additional cupboard space! Outside, the fully fenced yard awaits with endless opportunities for entertaining in your hot tub. Upgrades include vinyl windows, shingles, vinyl plank, and carpet. Must see!

Built in 1985

### Essential Information

MLS® #	E4424178
Price	\$569,900
Bedrooms	3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,865
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4 Larch Way
Area	St. Albert
Subdivision	Lacombe Park
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 4N1

### **Amenities**

Amenities	Deck, Gazebo, Skylight, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Stone, Stucco  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 6th, 2025  
Days on Market 6  
Zoning Zone 24

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Listing information last updated on March 12th, 2025 at 6:17pm MDT