

Courtesy Of Marty Smayda Of RE/MAX Real Estate

# \$445,000 - 1 Longview Crescent, St. Albert

MLS® #E4424441

**\$445,000**

4 Bedroom, 2.50 Bathroom, 1,087 sqft  
Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

This beautifully renovated 4-bedroom home with over 2,000 sq ft of developed living space. Upgraded kitchen, countertops, laminate flooring, roof, windows, and updated bathrooms. Located on a quiet crescent backing on to a park, perfect for the kids, Including walk way!!, The kitchen has ample cabinets, countertops, and appliances, and deck with a view overlooking the backyard. All four bedrooms are generously sized with ample closet space. The lower level includes a rec room, storage, and laundry area. The large, private, backyard featuring a fire pit a fence and large deck perfect for entertaining and gardening. An oversized double garage and extra parking complete this property. Close to schools, transit, shopping, quick access to Anthony Henday!

Built in 1976

## Essential Information

MLS® #	E4424441
Price	\$445,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,087
Acres	0.00



Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	1 Longview Crescent
Area	St. Albert
Subdivision	Lacombe Park
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2W1

### **Amenities**

Amenities	Deck, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 6th, 2025
-------------	-----------------

Days on Market 7

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 March 13th, 2025 at 1:47am MDT