

# \$479,900 - 16 Larose Drive, St. Albert

MLS® #E4454350

## \$479,900

5 Bedroom, 2.50 Bathroom, 1,239 sqft  
Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Step into Lacombe Park's NEWEST 5 BEDROOM HOME! Modernized while maintaining its character, this house has key updates include new shingles (2014), a hot water tank (2017), and a high-efficiency furnace with central air conditioning (2021). Windows have been progressively upgraded, with the front picture window and family room windows replaced in 2021. The layout features four bedrooms, three bathrooms including an ensuite, and three distinct living areas, offering plenty of space for family life. A custom wood kitchen with modern tile backsplash, hardwood and laminate flooring throughout, and a fully finished basement add warmth and style. The oversized single garage, upgraded insulation, and private fenced yard complete the property. All within walking distance to schools, parks, and trails

Built in 1972

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454350  |
| Price          | \$479,900 |
| Bedrooms       | 5         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,239     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1972                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 4 Level Split          |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16 Larose Drive |
| Area        | St. Albert      |
| Subdivision | Lacombe Park    |
| City        | St. Albert      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8N 1S6         |

### Amenities

|           |                                                                                  |
|-----------|----------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, No Smoking Home, R.V. Storage, Vinyl Windows |
| Parking   | RV Parking, Single Garage Detached                                               |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                           |
| Fireplace         | Yes                                                                                                                                 |
| Fireplaces        | Tile Surround                                                                                                                       |
| Stories           | 4                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                      |

### Exterior

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

**Additional Information**

Date Listed            August 22nd, 2025  
Days on Market      23  
Zoning                 Zone 24

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