

## \$399,900 - 22 Larose Drive, St. Albert

MLS® #E4458833

**\$399,900**

4 Bedroom, 2.50 Bathroom, 1,374 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Perfect Starter home in very desirable Lacombe Park location in family friendly St. Albert. Walking distance to several schools, park & playground! This oversize 1375 FT<sup>2</sup> bungalow has space for your family! Main floor features 3 bdrms including spacious Master bdrm with 2 pce ensuite bath. Updated Main 4 pce bath with jetted tub! Separate formal living room with sunny west view. Great rm concept Kitchen with warm wood cabinetry, stainless steel fridge & stove, & sunshine style ceiling overlooking cozy family rm with woodburning stove and sliding doors to back yard and deck! Bsmt is fully developed with a large rec rm with a wet bar, bdrm, workout area, 3 pce bath, ample storage areas and utility and laundry rms. Recent upgrades include shingles, windows, furnace & hot water tank! Garage is mechanics dream! 25 X 21 with Overhead radiant heating. Large fenced back yard with firepit to enjoy summer nights! Priced perfect!

Built in 1972

### Essential Information

MLS® #	E4458833
Price	\$399,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,374
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	22 Larose Drive
Area	St. Albert
Subdivision	Lacombe Park
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1S6

### Amenities

Amenities	Deck
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 21st, 2025

Zoning                              Zone 24

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