

## \$453,000 - 6 Larose Drive, St. Albert

MLS® #E4428140

**\$453,000**

4 Bedroom, 2.00 Bathroom, 1,135 sqft  
Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Prime Location! This 4 beds, 2-full-baths residence boasts a spacious 24x30 double garage and is conveniently situated 2 homes away from a school and park. Upon entering thru the beautiful double doors, you'll be greeted by the modernized open-concept bi-level design. The main floor features stylish flooring, capped beams, and highlights of design. The living room is centered around a wood-burning rock edging fireplace. The renovated kitchen is equipped with newer stainless steel appliances. The expansive master bedroom can accommodate a king-sized bed. The 2nd bedroom and 4-piece bath complete this floor. The lower level comprises a spacious family room, two additional large bedrooms, and another 4-piece bath. This residence has undergone significant upgrades, new updated external finish, including a newer high-efficiency furnace, newer windows, doors, and shingles. The driveway is suited for RV parking with 7 parking spaces. The home's proximity to schools, hospital, Walmart is a significant ADVANTAGE.

Built in 1972

### Essential Information

MLS® #	E4428140
Price	\$453,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,135
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	6 Larose Drive
Area	St. Albert
Subdivision	Lacombe Park
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1S6

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Detectors Smoke
Parking Spaces	7
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

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

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 28th, 2025  
Days on Market                39  
Zoning                              Zone 24



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