

## \$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                33  
Zoning                              Zone 24



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