

## \$519,900 - 37 Larch Way, St. Albert

MLS® #E4449213

**\$519,900**

4 Bedroom, 3.50 Bathroom, 2,040 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

First time on the market! Original owners. Built in 1984, this former showhome has over 3100 Sqft of developed living space. As you enter the front door you are greeted by a living/dining area with vaulted ceilings. As you carry on you'll enter the kitchen that boasts s/s appliances, plenty of countertop space and access to the backyard. The sunken family room has a gas fireplace surrounded by built-in shelving. Completing the main floor is a bedroom/office, laundry and garage access. Upstairs there is a massive primary suite with a 5 pc ensuite, 2 other bedrooms and a 4pc bathroom. The basement is fully finished and would be perfect for a pool table, ping pong, theater room, etc.

Built in 1984

### Essential Information

MLS® #	E4449213
Price	\$519,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,040
Acres	0.00
Year Built	1984



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	37 Larch Way
Area	St. Albert
Subdivision	Lacombe Park
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 4M8

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot, Fenced, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 23rd, 2025
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Days on Market 3

Zoning Zone 24

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Listing information last updated on July 26th, 2025 at 8:32pm MDT