Courtesy Of Keir W McIntyre Of RE/MAX Professionals

$1,100,000 - 40 Laderoute Place, St. Albert

MLS® #E4452928

$1,100,000
4 Bedroom, 3.50 Bathroom, 2,454 sqft
Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Experience luxury and functionality in this exceptional home featuring a stunning 4-season sunroom equipped with three heaters for year-round comfort. Step outside to a maintenance-free deck and cozy gas firepit, with direct access to scenic trails through a private gate. Inside, enjoy the ambiance of Visual Comfort lighting and a floor-to-ceiling custom plaster fireplace. The chefâ€™s dream kitchen boasts an Asko dishwasher, built-in Miele steamer, brass hardware, Kohler sinks, and a walkthrough pantry. Black interior windows frame the open-to-above floorplan with dramatic two-tier windows. Upstairs offers 3 spacious bedrooms plus a bonus room, while the main floor includes a stylish den with industrial glass doors. A full legal basement suite with seperate entrance through garage provides income potential or extended family living. This home blends sophisticated design with everyday practicalityâ€”your dream home awaits!

Built in 2019

Essential Information

MLS® #	E4452928
Price	$1,100,000
Bedrooms	4
Bathrooms	3.50

Full Baths	3
Half Baths	1
Square Footage	2,454
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	40 Laderoute Place
Area	St. Albert
Subdivision	Lacombe Park
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7R2

Amenities

Amenities	Air Conditioner, Deck
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Opener, Garburator, Storage Shed, Stove-Electric, Stove-Gas, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Masonry
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl

Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 14th, 2025
Days on Market	3
Zoning	Zone 24

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