

## \$524,900 - 2 Laydon Drive, St. Albert

MLS® #E4458115

**\$524,900**

4 Bedroom, 2.50 Bathroom, 1,227 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Welcome to this beautifully maintained 4-level split offering nearly 2,400 sq.ft. of finished living space! With 4 bedrooms, 3 bathrooms, an oversized double garage, extra front driveway parking, countless upgrades, this home truly stands out. The main floor features a bright & spacious entry that opens into the living room, dining area & kitchen. The kitchen is designed with custom cabinetry, excellent storage, ample counter space perfect for everyday living. Upstairs you'll find the primary suite with a private 2-piece ensuite, 2 additional bedrooms & a full 4-piece bath. The third level boasts a cozy family room complete with a wood-burning fireplace, a 4th bedroom & another 3-piece bathroom. The lower level provides a large laundry room, recreation space & plenty of storage. Recent updates include new shingles (2020), high-efficiency furnace and hot water tank (2020), plus upgraded attic insulation. Step outside & enjoy the large, private backyard with mature landscaping & a firepit!

Built in 1975

### Essential Information

MLS® # E4458115

Price \$524,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,227                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2 Laydon Drive |
| Area        | St. Albert     |
| Subdivision | Lacombe Park   |
| City        | St. Albert     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8N 2N2        |

### Amenities

|           |                                                                                                         |
|-----------|---------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Deck, Detectors Smoke, Fire Pit, Insulation-Upgraded, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Detached, Over Sized, Parking Pad Cement/Paved, RV Parking                                |

### Interior

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                            |
| Stories           | 4                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                                                       |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                 |
| Exterior Features | Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 24              |

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Listing information last updated on September 18th, 2025 at 10:47pm MDT