

## \$799,900 - 35 Loiselle Way, St. Albert

MLS® #E4440907

**\$799,900**

4 Bedroom, 3.50 Bathroom, 2,479 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

PREMIUM EXECUTIVE beautifully crafted custom home in Lacombe Park Estates, offering over 3,500 sq. ft. of finished living space on a quiet cul-de-sac. Nestled on a sun-soaked massive pie-shaped lot, enjoy your private backyard oasis with a two-tier deck, pond, fountains, and stunning landscaping. Step inside to a warm and welcoming layout with 4 bedrooms plus den, 4 bathrooms, a chef's kitchen with granite counters and abundant cabinetry, and a spacious family room with a stone gas fireplace. The main floor also features a bright den and elegant crown mouldings throughout. Retreat to the large primary suite with a spa-inspired ensuite and jetted tub. The fully finished basement is perfect for entertaining, with a rec room, wet bar, gas fireplace, and 9' ceilings. Some upgrades include new furnace in 2025, paint and flooring. Central A/C, natural light throughout, oversized heated triple garage, and exposed aggregate driveway complete this exceptional home! SIMPLY GORGEOUS!

Built in 2010

### Essential Information

MLS® # E4440907

Price \$799,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,479
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	35 Loisselle Way
Area	St. Albert
Subdivision	Lacombe Park
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 3C4

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, Insulation-Upgraded, Vacuum System-Roughed-In, Natural Gas BBQ Hookup
Parking Spaces	6
Parking	Insulated, Over Sized, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Fresh Air, Mantel, Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	9
Zoning	Zone 24

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 15th, 2025 at 7:17pm MDT