

\$399,000 - 23 Lawrence Crescent, St. Albert

MLS® #E4444656

\$399,000

4 Bedroom, 2.50 Bathroom, 1,190 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Fantastic opportunity to live in the neighborhood of Lacombe Park! the living room features beautiful flooring, bright windows and a wood burning fireplace. The dining area features patio doors with access to a oversized deck.. The updated kitchen has newer cabinets, countertop and stylish backsplash. Finishing off the main floor is the primary bedroom with 2 piece en-suite, two good-sized bedrooms, a 4pc main bathroom and laundry closet. The basement is the perfect in-law/nanny suite and is finished with a large family room, kitchenette, main bathroom, an additional bedroom & laundry room. The utility room has a newer hot water tank and high efficiency furnace. Close to schools and parks. Excellent investment opportunity for first time buyer or investor.

Built in 1972

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4444656 |
| Price | \$399,000 |
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,190 |
| Acres | 0.00 |



| | |
|------------|------------------------|
| Year Built | 1972 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 23 Lawrence Crescent |
| Area | St. Albert |
| Subdivision | Lacombe Park |
| City | St. Albert |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8N 1T1 |

Amenities

| | |
|-----------|--------------------|
| Amenities | See Remarks |
| Parking | Front Drive Access |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Corner Lot |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 27th, 2025 |
| Days on Market | 6 |
| Zoning | Zone 24 |

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