

Courtesy Of Matthew D Barry Of Exp Realty

## **\$699,900 - 81 Langholm Drive, St. Albert**

MLS® #E4453143

**\$699,900**

4 Bedroom, 3.50 Bathroom, 2,347 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Discover this spacious 2 storey siding & backing onto Langholm Park! With over 2,300 sqft, 4 bedrooms up + a FULLY FINISHED BASEMENT this home is perfect for a growing family. Double doors welcome guests into the foyer & opens into the living & dining room. This perfect entertaining space has HARDWOOD FLOORING. The kitchen has ample Hickory cabinetry, Ultraline 4 burner gas cooktop, built in s/s Viking wall oven, Viking fridge, Viking microwave, Bosch dishwasher, pot/pan drawers, pantry, eating bar peninsula & quartz counters. The family room has access out to the NE facing deck w/ gorgeous park views & hot tub. There is a 2pce bath by the entrance to the garage. The 2nd floor has hardwood flooring, 4 large bedrooms, a 4pce bath & an ensuite w/ a huge custom walk in shower. The primary bedroom has it's own balcony overlooking the park. The basement has a rec room w/ a wet bar, flex room, 3pce bath & a storage/mech room. A fenced yard & a double attached HEATED garage completes this beautiful property.

Built in 1983

### **Essential Information**

MLS® # E4453143

Price \$699,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,347                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 81 Langholm Drive |
| Area        | St. Albert        |
| Subdivision | Lacombe Park      |
| City        | St. Albert        |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8N 4N6           |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | See Remarks                               |
| Parking   | Double Garage Attached, Heated, Insulated |

### Interior

|                   |                                                                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum Systems, Window Coverings, Hot Tub |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                               |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                                                             |
| Stories           | 3                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                                                                    |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                 |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Brick, Stucco                                                                                 |
| Foundation        | Concrete Perimeter                                                                                  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 21                |
| 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 September 5th, 2025 at 12:32pm MDT