

## \$399,900 - 30 Labelle Crescent, St. Albert

MLS® #E4424025

**\$399,900**

4 Bedroom, 1.50 Bathroom, 1,175 sqft  
Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Located in the highly sought-after Lacombe Park in St. Albert, this 1,175 sq. ft. bungalow is ready to be brought back to its former glory! Offering three bedrooms upstairs and one additional bedroom downstairs, this home provides plenty of space for a growing family or a fantastic investment opportunity. The primary suite features a 2-piece ensuite, while the rest of the home awaits your updates and creativity. The basement boasts a cozy gas fireplace and a roughed-in bathroom, ready for your finishing touches. Outside, you'll find a large garage and a spacious yard—perfect for the kids to play. Situated in an incredible location, this home is just steps from scenic walking paths, parks, and top-rated schools. Whether you're looking to renovate, invest, or make it your own, this is a rare find in Lacombe Park with endless possibilities. Quick possession available—don't miss this opportunity!

Built in 1973

### Essential Information

MLS® #	E4424025
Price	\$399,900
Bedrooms	4
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,175
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	30 Labelle Crescent
Area	St. Albert
Subdivision	Lacombe Park
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2G5

### **Amenities**

Amenities	On Street Parking, Deck, Hot Water Natural Gas
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 4th, 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 March 13th, 2025 at 5:02am MDT