

## \$475,000 - 31 Leon Place, St. Albert

MLS® #E4427309

**\$475,000**

5 Bedroom, 2.50 Bathroom, 1,119 sqft  
Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Welcome to this rare find in Lacombe Park!  
This charming 5 bed, 3 bath bungalow offers 1122 sq ft of updated living space. The main floor features 3 bedrooms, a renovated kitchen with farmhouse sink, island with breakfast bar, and an open concept layout flowing into a cozy living room with a brick wood-burning fireplace. The finished basement adds 2 more bedrooms, a full bath, and a spacious rec room. Enjoy the massive backyard with a large deck, perfect for relaxing or entertaining. The 24x24 heated double garage offers great storage, and there's RV parking too. Recent upgrades include newer vinyl flooring and hardwood, modern lighting, and brand new hot water tank. Located on a quiet street, steps to schools and walking distance to the Langley park.

Built in 1972

### Essential Information

MLS® #	E4427309
Price	\$475,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,119
Acres	0.00



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

### **Community Information**

Address	31 Leon Place
Area	St. Albert
Subdivision	Lacombe Park
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1X6

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, R.V. Storage, Vinyl Windows
Parking	Double Garage Detached, Front Drive Access, Heated, Insulated, Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Cross Fenced, Cul-De-Sac, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 25th, 2025

Days on Market      12

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 April 6th, 2025 at 2:32pm MDT