

## \$1,190,000 - 30 Laderoute Place, St. Albert

MLS® #E4435115

**\$1,190,000**

5 Bedroom, 3.50 Bathroom, 2,502 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Welcome to this stunning 2-story Sarasota-built home, perfectly situated in a 10/10 location backing onto serene green space and just steps from beautiful lakes, parks, and schools. With 4 spacious bedrooms upstairs, 3.5 bathrooms, and a fully finished basement with an additional bedroom, this home offers exceptional space and comfort for the whole family. Enjoy an abundance of natural light throughout the open-concept main floor, featuring a modern kitchen ideal for both entertaining and everyday living. The primary suite is a true retreat with a luxurious 5-piece ensuite and private balcony overlooking nature. Additional highlights include an oversized double garage, elegant finishes, and thoughtfully designed spaces inside and out.

Built in 2020

### Essential Information

MLS® #	E4435115
Price	\$1,190,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,502
Acres	0.00



Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	30 Laderoute Place
Area	St. Albert
Subdivision	Lacombe Park
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7R2

### **Amenities**

Amenities	Air Conditioner, No Smoking Home, See Remarks, HRV System, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 8th, 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 May 20th, 2025 at 12:47pm MDT