

## \$829,900 - 35 Loisselle Way, St. Albert

MLS® #E4430656

**\$829,900**

3 Bedroom, 3.50 Bathroom, 2,479 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Discover this beautifully crafted custom home in Lacombe Park Estates, offering over 3,500 sq. ft. of finished living space on a quiet cul-de-sac. Nestled on a sun-soaked massive pie-shaped lot, enjoy your private backyard oasis with a two-tier cedar deck, pond, fountains, and stunning landscaping. Step inside to a warm and welcoming layout with 4 bedrooms, 4 bathrooms, a chef's kitchen with granite counters and abundant cabinetry, and a spacious family room with a stone gas fireplace. The main floor also features a bright den and elegant crown mouldings throughout. Retreat to the large primary suite with a spa-inspired ensuite and jetted tub. The fully finished basement is perfect for entertaining, with a rec room, wet bar, gas fireplace, and 9' ceilings. Some upgrades include new furnace in 2024, paint and flooring. Central A/C, natural light throughout, oversized heated triple garage, and exposed aggregate driveway complete this exceptional home!

Built in 2010

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4430656  |
| Price     | \$829,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,479                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 35 Loisselle Way |
| Area        | St. Albert       |
| Subdivision | Lacombe Park     |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 3C4          |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, Insulation-Upgraded, Vacuum System-Roughed-In, Natural Gas BBQ Hookup |
| Parking Spaces | 6   |
| Parking        | Insulated, Over Sized, Triple Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Fresh Air, Mantel, Stone Facing  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 18               |
| Zoning         | Zone 24          |

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Listing information last updated on April 29th, 2025 at 5:32am MDT