

## \$1,300,000 - 8 Loiselle Way, St. Albert

MLS® #E4433542

**\$1,300,000**

5 Bedroom, 5.00 Bathroom, 3,486 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

A stunning estate home with triple garage and walkout basement offering 4900 sqft (approx) of beautifully finished living space in the highly sought-after community of Lacombe Park in St. Albert. This elegant two-storey features 5 full-sized bedrooms, 5 full bathrooms, blending timeless traditional finishes. Stepping in, youâ€™re greeted by open-to-above ceilings. The massive kitchen is a chefâ€™s dream, outfitted with sleek modern cabinetry and all brand-new high-end appliances. On the main floor, youâ€™ll find a full bedroom and full bathroomâ€”perfect for guests or multi-generational livingâ€”as well as a separate family room. The fully finished walkout basement extends your living space with a state-of-the-art theatre room, a stylish wet bar, and warm in-floor heating throughout. New furnace, tankless water heater, central AC and a water softener system included. Donâ€™t miss this rare opportunity to own a refined walkout home in one of St. Albertâ€™s most desirable communities.

Built in 2007

### Essential Information

MLS® #	E4433542
Price	\$1,300,000
Bedrooms	5



Bathrooms	5.00
Full Baths	5
Square Footage	3,486
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	8 Loiselle Way
Area	St. Albert
Subdivision	Lacombe Park
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2P3

### **Amenities**

Amenities	Air Conditioner, Ceiling 10 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Patio, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Wet Bar
Parking	Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Oven-Microwave, Stove-Countertop Electric, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	42
Zoning	Zone 24

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Listing information last updated on June 13th, 2025 at 12:17am MDT