

## **\$399,000 - 23 Lawrence Crescent, St. Albert**

MLS® #E4444656

**\$399,000**

4 Bedroom, 2.50 Bathroom, 1,190 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Fantastic opportunity to live in the neighborhood of Lacombe Park! the living room features beautiful flooring, bright windows and a wood burning fireplace. The dining area features patio doors with access to a oversized deck.. The updated kitchen has newer cabinets, countertop and stylish backsplash. Finishing off the main floor is the primary bedroom with 2 piece en-suite, two good-sized bedrooms, a 4pc main bathroom and laundry closet. The basement is the perfect in-law/nanny suite and is finished with a large family room, kitchenette, main bathroom, an additional bedroom & laundry room. The utility room has a newer hot water tank and high efficiency furnace. Close to schools and parks. Excellent investment opportunity for first time buyer or investor.

Built in 1972

### **Essential Information**

MLS® #	E4444656
Price	\$399,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,190
Acres	0.00



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

### Community Information

Address	23 Lawrence Crescent
Area	St. Albert
Subdivision	Lacombe Park
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1T1

### Amenities

Amenities	See Remarks
Parking	Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 27th, 2025
Days on Market	15
Zoning	Zone 24

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