

## \$509,900 - 35 Lorraine Crescent, St. Albert

MLS® #E4430809

**\$509,900**

5 Bedroom, 3.00 Bathroom, 1,528 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Welcome to this beautiful bungalow offering a perfect blend of comfort and style, featuring a sunken living room at the front of the home. The large kitchen offers plenty of space for cooking and entertaining, while the formal dining room provides a setting for family meals and gatherings. Step down into the cozy sunken family room, an ideal spot to relax and unwind. With 3 bdrms, the primary bdrm includes an ensuite with a 3-pce bathroom. The main bathroom features a 4-piece layout. The fully finished bsmnt has 2 additional bdrms, a 3-pce bathroom, a rec room, and a dedicated theatre room for all your entertainment needs. The basement also offers a storage room and a utility room. The fenced yard is perfect for privacy and outdoor activities. There is a attached dble car garage. This home is ideal for families looking for space, comfort, and a versatile living layout. Don't miss out on this stunning bungalow. Please note that some images have been virtually staged.

Built in 1976

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4430809  |
| Price    | \$509,900 |
| Bedrooms | 5         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,528                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 35 Lorraine Crescent |
| Area        | St. Albert           |
| Subdivision | Lacombe Park         |
| City        | St. Albert           |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8N 2R4              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                             |
| Fireplaces        | Brick Facing                                                                                                                                                    |
| Stories           | 1                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                  |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Stucco                           |
| Exterior Features | Fenced, Flat Site, Landscaped, Schools |
| Roof              | Asphalt Shingles                       |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 18               |
| Zoning         | Zone 24          |

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Listing information last updated on May 1st, 2025 at 10:47pm MDT