

## \$625,000 - 5 Lafranchise Court, St. Albert

MLS® #E4453675

**\$625,000**

4 Bedroom, 3.50 Bathroom, 2,218 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Welcome to this beautiful and well-maintained home on a quiet cul-de-sac in the desirable Lacombe Park neighborhood of St. Albert. This property offers a perfect blend of comfort and style, with a thoughtfully designed layout ideal for both family living and entertaining. The main floor features a bright and open-concept design with large windows that fill the space with natural light. The spacious living room is a welcoming retreat, while the kitchen offers ample cabinetry and counter space, perfect for any home chef. Upstairs, you'll find a serene primary suite complete with a luxurious ensuite and a walk-in closet. The upper level also includes additional bedrooms and a full bathroom, providing plenty of space for the whole family. The fully finished basement adds even more living space, with a large recreation room, extra bedrooms, and a bathroom. Upgrades include central air conditioning, full oak package, exposed aggregate driveway, underground sprinkler system & epoxy flooring in garage!

Built in 1996

### Essential Information

MLS® # E4453675

Price \$625,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,218                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 5 Lafranchise Court |
| Area        | St. Albert          |
| Subdivision | Lacombe Park        |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 5S6             |

### Amenities

|           |                                                                                                                             |
|-----------|-----------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Insulation-Upgraded, No Smoking Home, Sprinkler Sys-Underground, Wall Unit-Built-In |
| Parking   | Double Garage Attached, Insulated, See Remarks                                                                              |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                  |
| Fireplace         | Yes                                                                                                                        |
| Fireplaces        | Tile Surround                                                                                                              |
| Stories           | 3                                                                                                                          |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Full, Finished                                                                                                             |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                  |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, |

Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Cedar Shakes       |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 19                |
| Zoning         | Zone 24           |

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Listing information last updated on September 6th, 2025 at 11:02pm MDT