

## \$849,000 - 87 Lombard Crescent, St. Albert

MLS® #E4454703

**\$849,000**

4 Bedroom, 3.00 Bathroom, 1,517 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

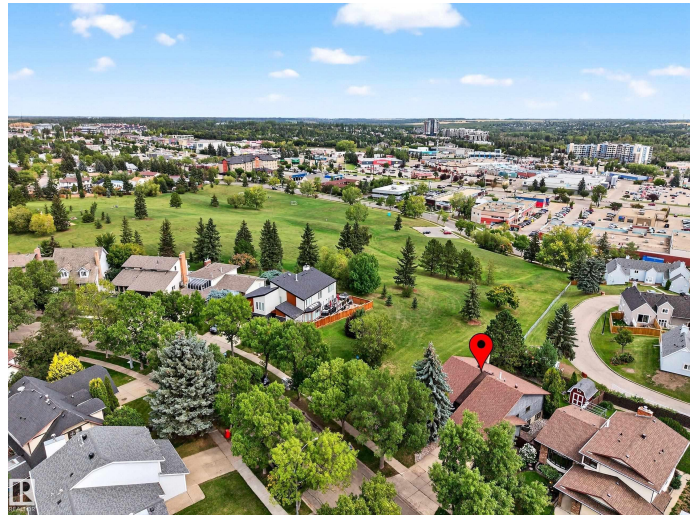
Welcome to this beautifully fully upgraded 1,500 sq ft walkout bungalow, offering 4 bedrooms and 3 full baths, The main floor features a spacious primary suite with a 4-piece ensuite, along with a bright open-concept layout. The inviting living room flows seamlessly into the dining area and stunning renovated kitchen, complete with a built-in oven & microwave, sleek cabinetry, and a central island with sink and extra counterspace. Glass patio doors open to a wrapped around deck perfect for relaxing & overlooking the yard. The f/f walkout basement, boasts a generous rec room with direct access to the yard, plus 2 bedrooms & living space. The backyard is designed for easy living, with minimal grass to maintain, a wide seating area to lounge and entertain, and a shed tucked in the corner for extra storage. Nestled in an established neighborhood, this is an end-unit next to an open field and park, offering privacy and beautiful views. A double garage w/ radiant heater completes this amazing property.

Built in 1980

### Essential Information

MLS® # E4454703

Price \$849,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,517                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 87 Lombard Crescent |
| Area        | St. Albert          |
| Subdivision | Lacombe Park        |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 3N1             |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Walkout Basement |
| Parking Spaces | 4                                                                           |
| Parking        | Double Garage Attached                                                      |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Stove-Countertop Gas, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                |
| Fireplace         | Yes                                                                                                                                      |
| Fireplaces        | Brick Facing, Glass Door                                                                                                                 |
| Stories           | 2                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                           |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                                                |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Brick                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                         |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 9                 |
| Zoning         | Zone 24           |

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Listing information last updated on September 4th, 2025 at 1:18pm MDT