

# \$559,900 - 19 Lamoureux Place, St. Albert

MLS® #A2252384

## \$559,900

5 Bedroom, 3.00 Bathroom, 1,269 sqft

Residential on 0.17 Acres

Lacombe Park, St. Albert, Alberta

LEGALLY suited 1,269 sq foot bungalow on a quiet street close to schools, parks/trails, and shopping in one of St. Albert's most desirable neighbourhoods - Lacombe Park. Upstairs offers 3 beds, 1.5 baths, your own laundry, very private/treed yard and oversized double detached garage. Downstairs offers a generous 2 beds, 1 full bath, your own laundry and plenty of storage. This home was well thought out and designed to be completely separated from the main floor and the basement for maximum comfort and privacy. There are no shared entrances/stairwells, electrical utilities are separated, no shared furnaces (one for each), no shared hot water tanks (also one for each), and no shared laundry. Sound proofing is above and beyond with ROCKWOOL Safe'n'Sound, resilient channel sound bar and 5/8's Type X fire rated drywall (above code), and the basement exterior walls/rim joists have been spray foamed for cool Summers, and cozy Winters. All windows have been replaced, the roof is newer, this home is turn-key!

Built in 1974

## Essential Information

MLS® #	A2252384
Price	\$559,900
Bedrooms	5
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,269
Acres	0.17
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	19 Lamoureux Place
Subdivision	Lacombe Park
City	St. Albert
County	St. Alberta
Province	Alberta
Postal Code	T8N 2J4

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Multiple Driveways, Oversized
# of Garages	2

### Interior

Interior Features	Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Landscaped, Rectangular Lot

Roof	Asphalt Shingle
Construction	Wood Frame, Metal Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 28th, 2025
Zoning	24

**Listing Details**

Listing Office	eXp Realty
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