# \$549,000 - 12 Laydon Drive, St. Albert

MLS® #E4433567

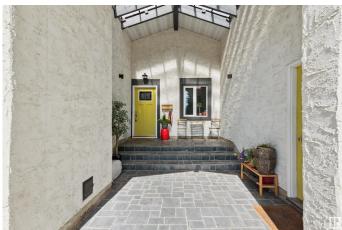
#### \$549,000

4 Bedroom, 2.50 Bathroom, 1,375 sqft Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Amazing, move in ready bungalow in Lacombe Park! As soon as you enter this 4 bedroom (2 up, 2 down), 2.5 bathroom bungalow, you will be impressed. Beyond the entrance, and to the left you will be welcomed with a large living area featuring a natural gas fireplace which is open to the dining area with plenty of space to host larger dinner's. From there is the kitchen which has lots of cabinet and counter space as well as a gas stove. The kitchen leads you to the backyard which has a newer stamped concrete patio and plenty of space for the kids to play and entertain during the warmer months. Finishing off the upstairs is the large primary bedroom with closet space to match, a spa like 5 piece ensuite and down the hall is the second bedroom and another bathroom. The basement has 2 additional bedrooms, a 4 piece bathroom, a large living area as well as plenty of space for additional storage. With close access to Anthony Henday Drive, schools, shopping and transit, this home is in a fantastic location!







Built in 1975

#### **Essential Information**

MLS® #	E4433567
Price	\$549,000
Bedrooms	4

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,375
Acres	0.00
Year Built	1975
Туре	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

# **Community Information**

Address	12 Laydon Drive
Area	St. Albert
Subdivision	Lacombe Park
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2N2

## Amenities

Amenities	See Remarks
Parking	Double Garage Attached

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco

### **Additional Information**

Date ListedMay 1st, 2025Days on Market8ZoningZone 24

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 9th, 2025 at 11:18am MDT