

## \$1,090,000 - 30 Laderoute Place, St. Albert

MLS® #E4435115

**\$1,090,000**

5 Bedroom, 3.50 Bathroom, 2,502 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Welcome to this stunning 2-story Sarasota-built home, perfectly situated in a 10/10 location backing onto serene green space and just steps from beautiful lakes, parks, and schools. With 4 spacious bedrooms upstairs, 3.5 bathrooms, and a fully finished basement with an additional bedroom, this home offers exceptional space and comfort for the whole family. Enjoy an abundance of natural light throughout the open-concept main floor, featuring a modern kitchen ideal for both entertaining and everyday living. The primary suite is a true retreat with a luxurious 5-piece ensuite and private balcony overlooking nature. Additional highlights include an oversized double garage, elegant finishes, and thoughtfully designed spaces inside and out.

Built in 2020

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | E4435115    |
| Price          | \$1,090,000 |
| Bedrooms       | 5           |
| Bathrooms      | 3.50        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,502       |
| Acres          | 0.00        |



|            |                        |
|------------|------------------------|
| Year Built | 2020                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 30 Laderoute Place |
| Area        | St. Albert         |
| Subdivision | Lacombe Park       |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 7R2            |

### **Amenities**

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Amenities | Air Conditioner, No Smoking Home, See Remarks, HRV System, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                            |

### **Interior**

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                   |
| Stories           | 3                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                              |

### **Exterior**

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                      |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                 |
| Construction      | Wood, Vinyl                                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                               |

### **Additional Information**

Date Listed May 8th, 2025

Days on Market 93

Zoning Zone 24

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Listing information last updated on August 9th, 2025 at 9:17pm MDT