

## \$510,000 - 45 Lorne Crescent, St. Albert

MLS® #E4429630

**\$510,000**

5 Bedroom, 3.00 Bathroom, 1,394 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

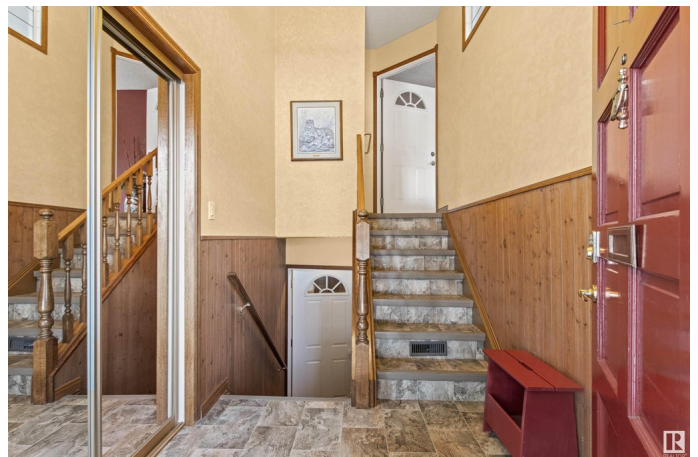
Wonderful Lacombe Park East Burkholtz built 1393 sq ft GENERATIONAL HOME OPPORTUNITY, with complete 2 bedroom in law suite down, private inside entrance too!. Huge RV parking plus 3 vehicle parking on the driveway. All situated on a pie shaped lot. The inside has been carefully maintained over the years. Vinyl windows as well. This is a 5 bedroom home, 3 up and 2 down. 3 full size bathrooms. 2 beautiful real brick feature fireplaces, 1 wood burning up, one with gas insert down. Patio door from the kitchen to a covered cedar deck and leading to a lower one. Pride of ownership shows in the detail to the meticulous landscaping complete with waterfall, Led lighting, fruit trees and shrubs and outside getaway areas to entertain with front courtyard and the extra wide back yard. This bilevel plan offers an amazing size area down, complete with a spacious 2nd kitchen, huge family room, 4 pce bath and 2 bedrooms. Extra access to the garage here as well. Walking distance to shopping, Liberton park and much more

Built in 1981

### Essential Information

MLS® # E4429630

Price \$510,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,394                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 45 Lorne Crescent |
| Area        | St. Albert        |
| Subdivision | Lacombe Park      |
| City        | St. Albert        |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8N 3R5           |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Deck, Fire Pit, Gazebo, No Smoking Home, R.V. Storage, Vinyl Windows, See Remarks |
| Parking Spaces | 5   |
| Parking        | Double Garage Attached, Insulated, RV Parking, See Remarks                        |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Garburator, Vacuum System Attachments, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing, Insert, See Remarks  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 24         |

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Listing information last updated on April 20th, 2025 at 10:32pm MDT