

## \$449,900 - 22 Lepine Place, St. Albert

MLS® #E4440870

**\$449,900**

4 Bedroom, 2.50 Bathroom, 1,230 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Beautifully maintained 4-level split in family-friendly Lacombe Park—just steps from schools, parks & shopping! This spacious home offers a bright living & dining area with laminate flooring, plus a refreshed kitchen with updated counters backsplash. Upstairs features 3 bedrooms including a generous primary with a 3-pc ensuite, and an updated 4-pc main bath. The third level includes a cozy family room with wood-burning fireplace, flex room that could be a 4th bedroom & 2-pc bath—great for guests or teens. The finished basement adds a large rec room perfect for play or relaxing. Major updates in recent years include roof, furnace, A/C, hot water tank & garage heater. Enjoy summer on your deck in the private backyard. Attached double garage offers tons of storage or workspace. This move-in ready home in a prime St. Albert location has space for the whole family—don't miss it!

Built in 1987

### Essential Information

MLS® #	E4440870
Price	\$449,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,230
Acres	0.00
Year Built	1987
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	22 Lepine Place
Area	St. Albert
Subdivision	Lacombe Park
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 4M9

### Amenities

Amenities	Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	11
Zoning	Zone 24

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