

## \$499,900 - 42 Larkspur Crescent, St. Albert

MLS® #E4449812

**\$499,900**

4 Bedroom, 2.00 Bathroom, 1,312 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Welcome to 42 Larkspur Crescent, a beautifully maintained 4 level split located on a quiet, tree-lined crescent in the heart of St. Albert's sought-after Lacombe Park. This spacious home offers three bedrooms on the upper level, including a primary suite with a private 2-piece ensuite, along with a bright and functional main-floor layout featuring a large living, upgraded kitchen and dining room. The fully finished lower level adds even more living space with an additional bedroom, a generous family room perfect for gatherings or relaxing evenings, and plenty of room to grow. Set on a mature lot with a double garage and great curb appeal, this home reflects pride of ownership inside and out. Notable upgrades incl new AC + furnace (2021) New roof on house and garage (2022) New deck (2021) Ideally situated close to schools, parks, trails, shopping, and major commuter routes, it's the perfect opportunity to move into an established family-friendly neighbourhood.

Built in 1975

### Essential Information

MLS® #	E4449812
Price	\$499,900
Bedrooms	4
Bathrooms	2.00



Full Baths	1
Half Baths	2
Square Footage	1,312
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	42 Larkspur Crescent
Area	St. Albert
Subdivision	Lacombe Park
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2M5

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Parking-Extra, See Remarks
Parking	Double Garage Detached, Front Drive Access, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Metal, Stucco
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 25th, 2025

Days on Market                49

Zoning                            Zone 24

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