

## \$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
Type	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

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 1st, 2025

Zoning                              Zone 24

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