

## \$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                17

Zoning                              Zone 24

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Listing information last updated on August 11th, 2025 at 4:02pm MDT