

## \$365,000 - 67 Lambert Crescent, St. Albert

MLS® #E4452234

**\$365,000**

3 Bedroom, 1.00 Bathroom, 1,044 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Welcome home to this 1044 sq ft 3-level split nestled on a quiet crescent in desirable Lacombe Parkâ€”perfect for first-time buyers or investors! This charming home offers plenty of potential, featuring a bright main floor with a spacious living room and large east-facing window, dining area, and quaint kitchen. Upstairs, youâ€™ll find 3 comfortable bedrooms and a 4 pc bathroom. The lower level boasts a roomy rec area with a large west-facing window, plus a laundry room and ample storage in the utility space. Enjoy a large, private backyard and an oversized garage. All plumbing lines recently replaced. Fantastic location close to schools, shopping, Lacombe Lake Park, and easy access to the Anthony Henday.

Built in 1971

### Essential Information

MLS® #	E4452234
Price	\$365,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,044
Acres	0.00
Year Built	1971



Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

### Community Information

Address	67 Lambert Crescent
Area	St. Albert
Subdivision	Lacombe Park
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1M3

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 9th, 2025
Days on Market	1
Zoning	Zone 24

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