

# \$449,900 - 9 Longview Crescent, St. Albert

MLS® #E4465596

**\$449,900**

4 Bedroom, 1.50 Bathroom, 1,142 sqft  
Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Welcome To 9 Longview Crescent! Charming Four Bedroom Bungalow In Beautiful Lacombe Park, Backing Onto The St. Albert Trail System. The Kitchen Features Updated Cabinets, Quartz Countertops, And An Undermount Sink, With A Bright, Functional Layout Perfect For Family Living. Fully Finished Basement Offers Extra Space For A Playroom, Office, Or Family Room. Enjoy Two Wood-Burning Fireplaces And A Double Detached Garage. Beautiful Yard With Direct Trail Access – Ideal For First-Time Buyers Or Young Families Seeking Comfort, Convenience, And Location!

Built in 1976

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4465596               |
| Price          | \$449,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,142                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 9 Longview Crescent |
| Area        | St. Albert          |
| Subdivision | Lacombe Park        |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 2W1             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas                                                                                                            |
| Fireplace         | Yes                                                                                                                                  |
| Fireplaces        | Brick Facing, Mantel                                                                                                                 |
| Stories           | 1                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                       |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                               |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Stucco                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                         |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | November 13th, 2025 |
| Zoning      | Zone 24             |

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