

## \$475,000 - 31 Lorraine Crescent, St. Albert

MLS® #E4455379

**\$475,000**

4 Bedroom, 2.50 Bathroom, 1,226 sqft  
Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Backyard Oasis! Every day will feel like a holiday when you own this property. Come view this open beam bungalow 1226 sq ft of air conditioned luxury! There are 4 bedrooms, 3 baths and it is located on a quiet crescent in Lacombe Park. Warmth exudes from the slate and hardwood flooring. The open beam ceiling in living room is accented with floor to ceiling windows to let the sun shine in. The space is tied together with a wood burning fireplace, great for entertaining. Gourmet kitchen with quartz counters and updated appliances will be enjoyed by the chef in the family. The basement has a large family room, 2nd wood burning fireplace, a large bedroom and bathroom with slate shower. Enjoy the huge yard w/ stamped concrete patio and heated swimming pool. Home also has a water conditioner and reverse osmosis system. All of this is on a quiet street and within walking distance to schools. Worried about pool maintenance? Worry free enjoyment!

Built in 1975

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4455379  |
| Price     | \$475,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,226                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 31 Lorraine Crescent |
| Area        | St. Albert           |
| Subdivision | Lacombe Park         |
| City        | St. Albert           |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8N 2R4              |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Air Conditioner, Open Beam, Patio, Pool-Outdoor |
| Parking Spaces | 4                                               |
| Parking        | Double Garage Attached                          |
| Has Pool       | Yes                                             |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                              |
| Fireplace         | Yes                                                                                                                                    |
| Fireplaces        | Brick Facing, Insert                                                                                                                   |
| Stories           | 2                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                         |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                      |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Roll Roofing                             |
| Construction | Wood, Brick, Stucco                      |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 24           |

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Listing information last updated on September 5th, 2025 at 1:17pm MDT