

## \$435,000 - 2 Leon Place, St. Albert

MLS® #E4435361

**\$435,000**

4 Bedroom, 2.50 Bathroom, 1,228 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Welcome to this inviting bungalow in the heart of Lacombe Park, backing directly onto Ronald Harvey Elementary School—offering the ultimate in family-friendly convenience. With 3 bedrooms and 1.5 bathrooms on the main floor, plus a fully finished basement featuring an additional bedroom and full bath, this home offers a spacious and functional layout for everyday living. The open-concept main floor is perfect for both relaxing and entertaining, while the oversized heated tandem garage provides ample space for vehicles, storage, or a workshop. Located just steps from beautiful parks, walking trails, and shopping, with quick access to all the amenities St. Albert has to offer. Key updates include windows (2012), roof (2011), furnace (2017), and a brand-new hot water tank (2025).

Built in 1972

### Essential Information

MLS® #	E4435361
Price	\$435,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,228
Acres	0.00



Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	2 Leon Place
Area	St. Albert
Subdivision	Lacombe Park
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1X6

### **Amenities**

Amenities	Air Conditioner, No Smoking Home
Parking	Double Garage Attached, Tandem

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	1

## Zoning

## Zone 24

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 9th, 2025 at 6:47pm MDT