

## \$655,800 - 16 88 Lacombe Drive, St. Albert

MLS® #E4448775

**\$655,800**

2 Bedroom, 2.50 Bathroom, 1,272 sqft

Condo / Townhouse on 0.00 Acres

Lacombe Park, St. Albert, AB

End unit walk out bungalow in Villas at Lacombe Park. Adult (40+) living. Exceptional location backing onto green belt and walk way.

Luxury finishes including hardwood floors & granite counters. Main floor laundry.

Spacious primary bedroom features walk-in closet, ensuite with large glass shower. Main floor den. Open kitchen with granite island. Nice size living room. Access to large deck with south and west exposure. Professionally finished lower level features large recreation area with room for a pool table. There is a door to the walk out patio area. Second bedroom plus a four piece bath. Central air conditioning. Lacombe Park Estates is one of the premiere subdivisions in St. Albert. Quick access to commuter routes.

Built in 2013

### Essential Information

MLS® #	E4448775
Price	\$655,800
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,272
Acres	0.00



Year Built	2013
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	16 88 Lacombe Drive
Area	St. Albert
Subdivision	Lacombe Park
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 3N7

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Front Porch, Vaulted Ceiling, Walkout Basement
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, See Remarks

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Low Maintenance Landscape
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 19th, 2025
Days on Market	10
Zoning	Zone 24
Condo Fee	\$414

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 July 29th, 2025 at 7:17pm MDT