

## \$475,000 - 31 Leon Place, St. Albert

MLS® #E4427309

**\$475,000**

5 Bedroom, 2.50 Bathroom, 1,119 sqft  
Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Welcome to this rare find in Lacombe Park!  
This charming 5 bed, 3 bath bungalow offers 1122 sq ft of updated living space. The main floor features 3 bedrooms, a renovated kitchen with farmhouse sink, island with breakfast bar, and an open concept layout flowing into a cozy living room with a brick wood-burning fireplace. The finished basement adds 2 more bedrooms, a full bath, and a spacious rec room. Enjoy the massive backyard with a large deck, perfect for relaxing or entertaining. The 24x24 heated double garage offers great storage, and there's™s RV parking too. Recent upgrades include newer vinyl flooring and hardwood, modern lighting, and brand new hot water tank. Located on a quiet street, steps to schools and walking distance to the Langley park.

Built in 1972

### Essential Information

MLS® #	E4427309
Price	\$475,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,119
Acres	0.00



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

### **Community Information**

Address	31 Leon Place
Area	St. Albert
Subdivision	Lacombe Park
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1X6

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, R.V. Storage, Vinyl Windows
Parking	Double Garage Detached, Front Drive Access, Heated, Insulated, Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Cross Fenced, Cul-De-Sac, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 25th, 2025

Days on Market      11

Zoning                Zone 24

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Listing information last updated on April 5th, 2025 at 1:47am MDT