

## **\$699,900 - 36 Langholm Drive, St. Albert**

MLS® #E4449204

**\$699,900**

6 Bedroom, 2.50 Bathroom, 3,115 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Size does matter and this home delivers! With over 3100 SQFT, 6 bedrooms up and many fresh updates, the home offers incredible value and POTENTIAL! Boasting 5 spacious bedrooms upstairs and 1 on the main floor there's room for everyone. Enjoy LVP flooring, fresh paint, modern fixtures and a stunning curved staircase. The main level features a large living room, dining area and reimagined kitchen with new cabinets, countertops, backsplash, appliances and a huge island opening to a cozy family room with wood-burning fireplace. Upstairs: 5 XL bedrooms, a dream laundry room with sink and a wall of built in storage. The massive primary suite features a large private balcony overlooking the picturesque street, dual-sink ensuite, his and her closets and a linen closet. The basement offers more potential with a separate entrance/access to the oversized garage. Peace of mind with 2 new furnaces, hot water tank and all new plumbing. Located in desirable Lacombe Park steps to Liberton Park, shopping and more!

Built in 1984

### **Essential Information**

MLS® # E4449204

Price \$699,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 3,115                  |
| Acres          | 0.00                   |
| Year Built     | 1984                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 36 Langholm Drive |
| Area        | St. Albert        |
| Subdivision | Lacombe Park      |
| City        | St. Albert        |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8N 3W1           |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached          |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                     |
| Appliances        | Dishwasher-Built-In, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric |
| Heating           | Forced Air-2, Natural Gas                                                                                            |
| Fireplace         | Yes                                                                                                                  |
| Fireplaces        | Stone Facing                                                                                                         |
| Stories           | 2                                                                                                                    |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                     |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                         |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping |

|              |                    |
|--------------|--------------------|
|              | Nearby, Treed Lot  |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 32              |
| Zoning         | Zone 24         |

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Listing information last updated on August 24th, 2025 at 6:17am MDT