

## \$539,900 - 17 Longview Crescent, St. Albert

MLS® #E4457561

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,189 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Beautiful, bright open concept bungalow in sought after Lacombe Park! 1200 sqft of thoughtfully designed living, backing onto a large park with trails to schools and Lacombe Park Lake. This home offers huge amounts of natural light in the redesigned main floor which features two large bedrooms, master with a walk in closet and a new beautiful 3 pc ensuite, a large maple custom kitchen that boasts newer appliances and a large eat in dining space, a large living room and a main bath. The finished basement adds a family room, a large third bedroom, full updated bath, laundry, utility space and a versatile den/office/gym space. Updates include newer windows, furnace 2023, hot water tank 2023, Air conditioning 2024, shingles 2024. Enjoy a composite front deck a newer rear deck and an oversized double garage. Surrounded by mature trees, nestled on a quiet crescent with endless walking trails.

Built in 1976

### Essential Information

MLS® # E4457561

Price \$539,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,189                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 17 Longview Crescent |
| Area        | St. Albert           |
| Subdivision | Lacombe Park         |
| City        | St. Albert           |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8N 2W1              |

### Amenities

|                |                                                                                                                                                                                                                 |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Fire Pit, Front Porch, Hot Water Natural Gas, Television Connection, Vinyl Windows |
| Parking Spaces | 5                                                                                                                                                                                                               |
| Parking        | Double Garage Detached, Front Drive Access                                                                                                                                                                      |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Masonry, Stone Facing     |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                 |
| Exterior Features | Backs   Onto   Park/Trees,   Fenced,   Flat   Site,   Fruit   Trees/Shrubs, |

Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road, Private Setting, Public Transportation, Schools, Shopping Nearby, Private Park Access

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 6                    |
| Zoning         | Zone 24              |

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Listing information last updated on September 18th, 2025 at 12:17pm MDT