

## \$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 | 14              |
| Zoning         | Zone 24         |
| Condo Fee      | \$414           |

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Listing information last updated on August 2nd, 2025 at 7:47am MDT