

# \$1,199,900 - 41 Laderoute Place, St. Albert

MLS® #E4422279

**\$1,199,900**

4 Bedroom, 3.50 Bathroom, 2,449 sqft  
Single Family on 0.00 Acres

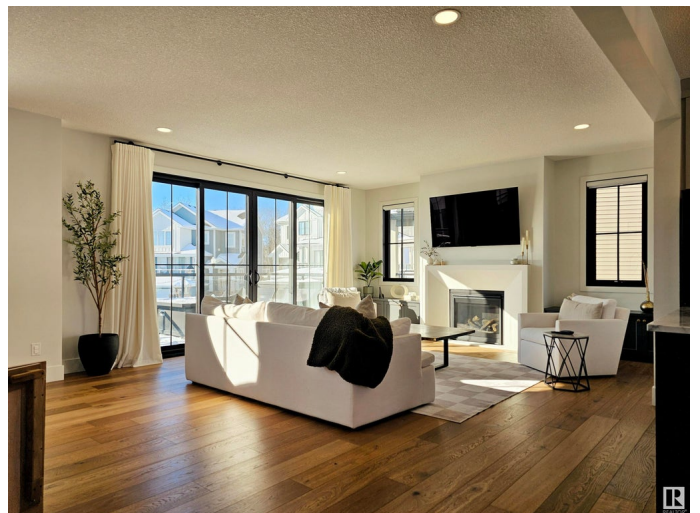
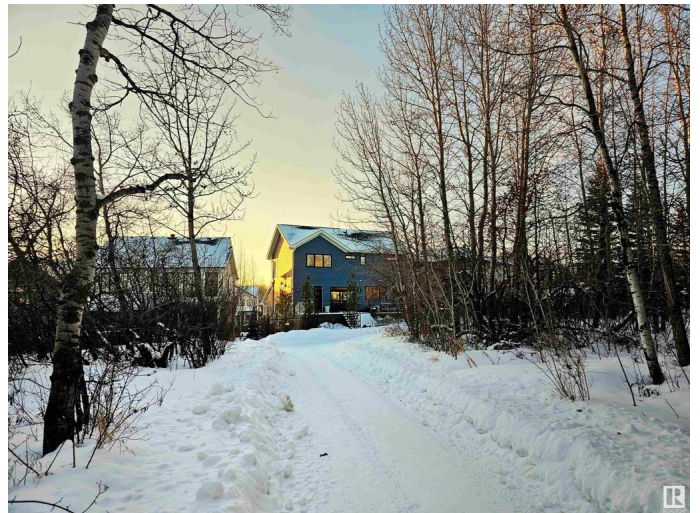
Lacombe Park, St. Albert, AB

Modern luxury meets serene natural surroundings in this sweeping Sarasota CUSTOM BUILT 4 bedroom/bathroom two-story estate (w/ HEATED TRIPLE GARAGE) settled on quiet cul-de-sac and BACKING TREES. Clean lines, expansive west facing windows, maple hardwood flooring, & crisp neutral paint tones accentuate the spacious floor plan boasting over 3,328+ sq ft of living space. Designer kitchen features dual tone custom cabinetry, upgraded s/s appliances, walk-in pantry (and BUTLER PANTRY, honed quartz countertops, and large central island overlooking sun-swept dining space. Glass sliders reveal large patio and PROFESSIONALLY LANDSCAPED oasis overlooking walking path & trees. Upstairs reveals laundry suite, 4 pc bathroom, and 3 VAULTED bedrooms (each w/ walk-in closets) including generous primary w/ spa-like 5 pc ensuite, dressing room, and direct access to laundry. BSMT is FF and includes family room, 3 pc bath, wet bar, 4th bedroom, and mudroom w/ access to garage. DREAM LOCATION mere steps from Lacombe PARK.

Built in 2019

## Essential Information

MLS® #	E4422279
Price	\$1,199,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,449
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	41 Laderoute Place
Area	St. Albert
Subdivision	Lacombe Park
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7H9

### **Amenities**

Amenities	Air Conditioner, Deck, Fire Pit, Vaulted Ceiling, Wet Bar
Parking Spaces	6
Parking	Over Sized, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Hardie Board Siding
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fruit Trees/Shrubs, Landscaped, Level Land, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed February 20th, 2025

Days on Market 41

Zoning Zone 24

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 April 2nd, 2025 at 4:32am MDT