

## \$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 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 7:17am MDT