

## **\$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

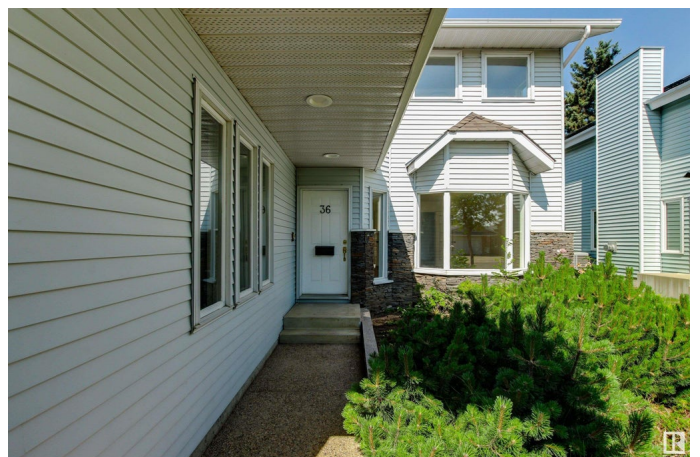
Size does matter and this home delivers! With over 3100 SQFT, 6 bedrooms up and many fresh updates, the home offers incredible value and POTENTIAL! Boasting 5 spacious bedrooms upstairs and 1 on the main floor there's room for everyone. Enjoy LVP flooring, fresh paint, modern fixtures and a stunning 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	55
Zoning	Zone 24

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Listing information last updated on September 16th, 2025 at 7:47am MDT