

\$449,900 - 22 Lepine Place, St. Albert

MLS® #E4440870

\$449,900

4 Bedroom, 2.50 Bathroom, 1,230 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Beautifully maintained 4-level split in family-friendly Lacombe Park—just steps from schools, parks & shopping! This spacious home offers a bright living & dining area with laminate flooring, plus a refreshed kitchen with updated counters backsplash. Upstairs features 3 bedrooms including a generous primary with a 3-pc ensuite, and an updated 4-pc main bath. The third level includes a cozy family room with wood-burning fireplace, flex room that could be a 4th bedroom & 2-pc bath—great for guests or teens. The finished basement adds a large rec room perfect for play or relaxing. Major updates in recent years include roof, furnace, A/C, hot water tank & garage heater. Enjoy summer on your deck in the private backyard. Attached double garage offers tons of storage or workspace. This move-in ready home in a prime St. Albert location has space for the whole family—don't miss it!

Built in 1987

Essential Information

| | |
|------------|-----------|
| MLS® # | E4440870 |
| Price | \$449,900 |
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Half Baths | 1 |
| Square Footage | 1,230 |
| Acres | 0.00 |
| Year Built | 1987 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 22 Lepine Place |
| Area | St. Albert |
| Subdivision | Lacombe Park |
| City | St. Albert |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8N 4M9 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Brick Facing |
| Stories | 4 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 6th, 2025 |
| Days on Market | 10 |
| 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 June 16th, 2025 at 5:32pm MDT