

## \$418,000 - 47 Linwood Crescent, St. Albert

MLS® #E4418791

**\$418,000**

4 Bedroom, 2.50 Bathroom, 1,454 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Located in a very desirable family neighbourhood in Lacombe Park. This home is within walking distance to schools and parks. Quick access to the Anthony Henday, shopping, public transportation and all the wonderful amenities St. Albert. It is complete with 4 large bedrooms, 2.5 baths, good sized living and dining rooms, huge kitchen, massive family room with a dry bar and a private backyard. The master comes with a 2-pcs ensuite. The large living room has a lovely brick faced gas fireplace. There is an oversized double garage, a large deck and fenced yard. Don't miss this.

Built in 1972

### Essential Information

MLS® #	E4418791
Price	\$418,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,454
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### Community Information

Address	47 Linwood Crescent
Area	St. Albert
Subdivision	Lacombe Park
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1P6

### Amenities

Amenities	Deck, Detectors Smoke, Fire Pit
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Fenced, Flat Site, Level Land, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### Additional Information

Date Listed	January 21st, 2025
Days on Market	88
Zoning	Zone 24

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Listing information last updated on April 18th, 2025 at 10:17pm MDT