

## \$1,100,000 - 42 Laderoute Place, St. Albert

MLS® #E4443315

**\$1,100,000**

4 Bedroom, 3.50 Bathroom, 2,375 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

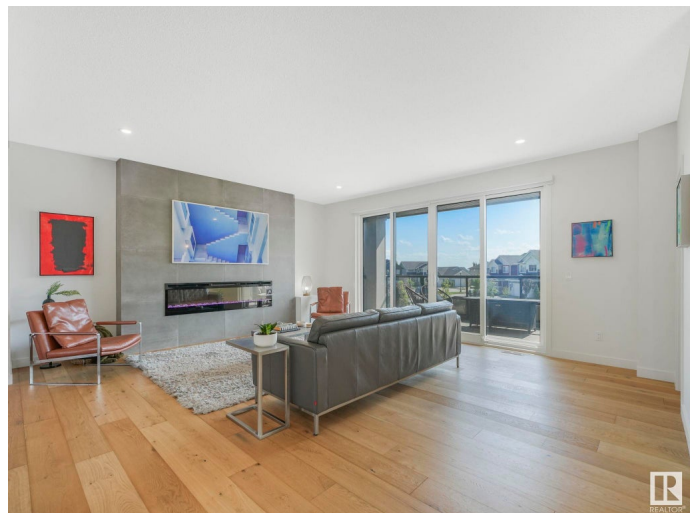
Modern luxury surrounded by nature in this custom-built Sarasota home in Lacombe Park Estates. Tucked in a quiet cul-de-sac on a huge pie lot, this stunning home backs onto the trees and trails of Lacombe Lake Park where you can enjoy walking, biking, skating, fishing, dog park and more! This home offers 3164+ sq ft of thoughtful living space with 4 bedrooms, 3.5 bathrooms, plus main floor den and upper floor laundry. Chef's kitchen features two-tone cabinetry and upgraded s/s appliances plus large windows that flood the space with natural light. Upstairs are 3 large bedrooms with vaulted ceilings & walk-in closets including the generous primary suite with a spa-like ensuite and direct laundry access. Fully finished basement has family room with wet bar, 4th bedroom, 4 pc bath and access to the HEATED garage. Relax on the maintenance-free deck overlooking the professionally landscaped yard w/ pads for future hot tub & shed. Immaculately kept with designer finishes throughout—this is your dream home!

Built in 2020

### Essential Information

MLS® # E4443315

Price \$1,100,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,375                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 42 Laderoute Place |
| Area        | St. Albert         |
| Subdivision | Lacombe Park       |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 7R2            |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                                     |
| Parking        | Double Garage Attached                                                |

### Interior

|                   |                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, TV Wall Mount, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                            |
| Fireplaces        | Tile Surround                                                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                                 |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Fiber Cement, Metal, Vinyl                                                                                       |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, No Back Lane, No Through Road, Park/Reserve, Playground Nearby |
| Roof              | Asphalt Shingles                                                                                                       |
| Construction      | Wood, Fiber Cement, Metal, Vinyl                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                     |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | RonaldHarvey,BerthaKennedy |
| Middle     | VJM, WD Cuts               |
| High       | Bellrose, SACHS            |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 63              |
| 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 August 21st, 2025 at 10:49am MDT