

## \$1,199,900 - 8 Loiselle Way, St. Albert

MLS® #E4453425

**\$1,199,900**

5 Bedroom, 5.00 Bathroom, 3,486 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

A stunning estate home with triple garage and walkout basement offering 4900 sqft (approx) of beautifully finished living space in the highly sought-after community of Lacombe Park in St. Albert. This elegant two-storey features 5 full-sized bedrooms, 5 full bathrooms, blending timeless traditional finishes. Stepping in, youâ€™re greeted by open-to-above ceilings. The massive kitchen is a chefâ€™s dream, outfitted with sleek modern cabinetry and all brand-new high-end appliances. On the main floor, youâ€™ll find a full bedroom and full bathroomâ€”perfect for guests or multi-generational livingâ€”as well as a separate family room. The fully finished walkout basement extends your living space with a state-of-the-art theatre room, a stylish wet bar, and warm in-floor heating throughout. New furnace, tankless water heater, central AC and a water softener system included. Donâ€™t miss this rare opportunity to own a refined walkout home in one of St. Albertâ€™s most desirable communities.

Built in 2007

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4453425    |
| Price    | \$1,199,900 |
| Bedrooms | 5           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 3,486                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8 Loiselle Way |
| Area        | St. Albert     |
| Subdivision | Lacombe Park   |
| City        | St. Albert     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8N 2P3        |

### Amenities

|           |                                                                                                                                                                  |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 10 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Patio, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Wet Bar |
| Parking   | Triple Garage Attached                                                                                                                                           |

### Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Oven-Microwave, Stove-Countertop Electric, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                           |
| Stories           | 3                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                                      |

### Exterior

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                                                                                |
| Exterior Features | Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 17th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 24           |

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Listing information last updated on August 21st, 2025 at 5:02am MDT