

## \$509,000 - 26 Louisbourg Place, St. Albert

MLS® #E4449684

**\$509,000**

5 Bedroom, 3.00 Bathroom, 1,970 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Limitless in Lacombe! Welcome home to this fantastic real estate opportunity. You'll be thanking your lucky stars for years to come after acquiring this unique hillside walkout bungalow with a LEGAL SUITE. The upper and lower levels each have their own private entrances, driveways, and municipal addresses, making this a perfect setup for extended family, guests, or rental income. With 1,969 sq. ft. on the main level, you'll enjoy an abundance of space and functionality. The main floor family room opens onto a private balcony, ideal for morning coffee or evening relaxation. The oversized 25' x 30' garage offers both gas and power, and is fully prepped for a heater with chimney installed. Notable upgrades include newer shingles, furnace, and hot water tank. Located in a beautiful, established area close to all the shopping, parks, and amenities that the City of St. Albert has to offer, this is truly a property with limitless potential!

Built in 1981

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4449684  |
| Price     | \$509,000 |
| Bedrooms  | 5         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,970                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 26 Louisbourg Place |
| Area        | St. Albert          |
| Subdivision | Lacombe Park        |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 4L5             |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Deck, Walkout Basement                                    |
| Parking Spaces | 6                                                         |
| Parking        | Double Garage Attached, Insulated, Over Sized, RV Parking |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | Insert, Mantel                                                                                                              |
| Stories           | 2                                                                                                                           |
| Has Suite         | Yes                                                                                                                         |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior          | Wood, Stucco                                  |
| Exterior Features | Corner Lot, Landscaped, Level Land, Treed Lot |
| Roof              | Asphalt Shingles                              |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | RonaldHarvey/BerthaKennedy |
| Middle     | RonaldHarvey/BerthaKennedy |
| High       | Bellerose/St. Albert       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 27              |
| Zoning         | Zone 24         |

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Listing information last updated on August 21st, 2025 at 5:32am MDT