

## \$1,100,000 - 40 Laderoute Place, St. Albert

MLS® #E4452928

**\$1,100,000**

4 Bedroom, 3.50 Bathroom, 2,454 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Experience luxury and functionality in this exceptional home featuring a stunning 4-season sunroom equipped with three heaters for year-round comfort. Step outside to a maintenance-free deck and cozy gas firepit, with direct access to scenic trails through a private gate. Inside, enjoy the ambiance of Visual Comfort lighting and a floor-to-ceiling custom plaster fireplace. The chef's dream kitchen boasts an Asko dishwasher, built-in Miele steamer, brass hardware, Kohler sinks, and a walkthrough pantry. Black interior windows frame the open-to-above floorplan with dramatic two-tier windows. Upstairs offers 3 spacious bedrooms plus a bonus room, while the main floor includes a stylish den with industrial glass doors. A full legal basement suite with separate entrance through garage provides income potential or extended family living. This home blends sophisticated design with everyday practicality—your dream home awaits!

Built in 2019

### Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4452928    |
| Price     | \$1,100,000 |
| Bedrooms  | 4           |
| Bathrooms | 3.50        |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,454                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 40 Laderoute Place |
| Area        | St. Albert         |
| Subdivision | Lacombe Park       |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 7R2            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Garage Opener, Garburator, Storage Shed, Stove-Electric, Stove-Gas, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                                           |
| Fireplaces        | Masonry                                                                                                                                                                                                                       |
| Stories           | 3                                                                                                                                                                                                                             |
| Has Suite         | Yes                                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                                                                                |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                        |
| Construction      | Wood, Vinyl                                                             |
| Foundation        | Concrete Perimeter                                                      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 24           |

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Listing information last updated on August 19th, 2025 at 2:47pm MDT