

## \$495,000 - 14 Leblanc Place, St. Albert

MLS® #E4454022

**\$495,000**

5 Bedroom, 2.50 Bathroom, 1,132 sqft

Single Family on 0.00 Acres

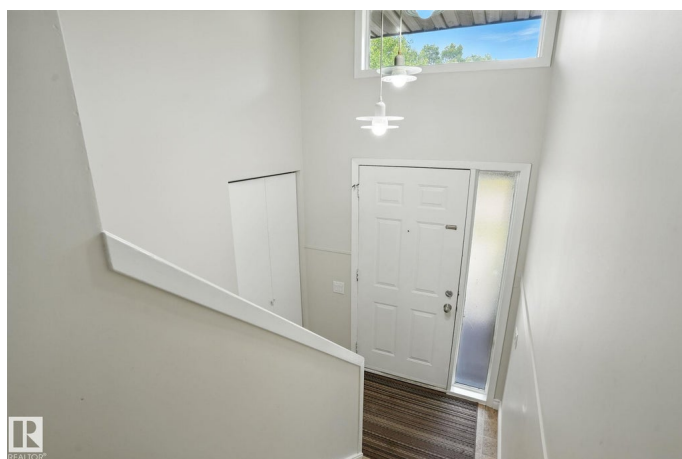
Lacombe Park, St. Albert, AB

More than a home, it's a smart Investment in Lacombe Park. This 1982 bi-level combines smart investment potential with comfortable living. The property is highlighted by a legal basement suite, offering a great opportunity for mortgage help or a steady income. This home has been carefully maintained and updated, featuring newer furnaces, hot water tank, windows, and roof, providing excellent value and durability. The main and lower levels each have a gas fireplace and their laundry facilities, ensuring convenience and separation. Outside, a large, double-detached garage and a location directly across from a park on a quiet street add to its appeal. Enjoy easy access to St. Albert Trail, as well as nearby schools and amenities. Whether you're an investor looking for a turnkey cash-flow property or a homebuyer aiming to offset your mortgage, this is an excellent chance to own a profitable piece of real estate in a prime location.

Built in 1982

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4454022  |
| Price     | \$495,000 |
| Bedrooms  | 5         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,132                  |
| Acres          | 0.00                   |
| Year Built     | 1982                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 14 Leblanc Place |
| Area        | St. Albert       |
| Subdivision | Lacombe Park     |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 4P1          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Guest Suite            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                               |
| Appliances        | Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                      |
| Stories           | 2                                                                                                                                              |
| Has Suite         | Yes                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                 |

### Exterior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                                          |
| Exterior Features | Corner Lot, Fenced, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 24           |

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Listing information last updated on August 23rd, 2025 at 8:47am MDT