

## **\$499,900 - 37 Livingstone Crescent, St. Albert**

MLS® #E4438945

**\$499,900**

3 Bedroom, 2.00 Bathroom, 2,005 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Welcome Home! Family Ready in Lacombe Park, St Albert. Close to Schools, Parks, and More Nestled Nicely on Quiet Mature Street with Private Back yard with no one behind and small treed green space. Oversized Driveway! With Double Attached Garage - Behind the house sits large Mature Back yard with huge deck, patio area, and more. Large entrance way leads from front door and attached garage to main floor den, main floor half bathroom, with additional side entrance to side yard from house mud room and garage. Awesome large family room with patio doors to back yard. Oversized front living room with hardwood floors leads into awesome updated kitchen and ample dining room. All appliances included. Additional patio door leads to oversized deck overlooking mature yard. Upper floor converted to 2 massive bedrooms and luxury style 5 piece bathroom with tub and stand alone shower. Basement has additional bedroom, massive rec room, large amount of storage, and utility room/laundry room with flex bathroom space. WOW!

Built in 1974

### **Essential Information**

MLS® # E4438945

Price \$499,900



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	2,005
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	37 Livingstone Crescent
Area	St. Albert
Subdivision	Lacombe Park
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2H2

### Amenities

Amenities	Deck, Patio, See Remarks
Parking	Double Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	3
Zoning	Zone 24

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