

## \$539,900 - 17 Longview Crescent, St. Albert

MLS® #E4457561

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,189 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Beautiful, bright open concept bungalow in sought after Lacombe Park! 1200 sqft of thoughtfully designed living, backing onto a large park with trails to schools and Lacombe Park Lake. This home offers huge amounts of natural light in the redesigned main floor which features two large bedrooms, master with a walk in closet and a new beautiful 3 pc ensuite, a large maple custom kitchen that boasts newer appliances and a large eat in dining space, a large living room and a main bath. The finished basement adds a family room, a large third bedroom, full updated bath, laundry, utility space and a versatile den/office/gym space. Updates include newer windows, furnace 2023, hot water tank 2023, Air conditioning 2024, shingles 2024. Enjoy a composite front deck a newer rear deck and an oversized double garage. Surrounded by mature trees, nestled on a quiet crescent with endless walking trails.

Built in 1976

### Essential Information

MLS® # E4457561

Price \$539,900

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	1,189
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	17 Longview Crescent
Area	St. Albert
Subdivision	Lacombe Park
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 2W1

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Fire Pit, Front Porch, Hot Water Natural Gas, Television Connection, Vinyl Windows
Parking Spaces	5
Parking	Double Garage Detached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Masonry, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs   Onto   Park/Trees,   Fenced,   Flat   Site,   Fruit   Trees/Shrubs,

Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road, Private Setting, Public Transportation, Schools, Shopping Nearby, Private Park Access

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 12th, 2025
Days on Market	1
Zoning	Zone 24

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Listing information last updated on September 13th, 2025 at 11:18am MDT