

## \$1,089,000 - 49 Loiselle Way, St. Albert

MLS® #E4449160

**\$1,089,000**

5 Bedroom, 4.00 Bathroom, 3,097 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Welcome to your dream home in Lacombe Park Estates! This stunning 2-storey offers 3,097 sq. ft. of elegant living space. A grand curved staircase and soaring ceilings create a show-stopping entry. The main floor features formal living and dining areas, a chef's kitchen with granite counters, gas stove, new fridge, and a large island. The kitchen opens to a nook, family room, backyard deck, plus a main floor office/bedroom, 4PC bath, and laundry. Upstairs, the spacious primary suite includes a private balcony, spa-inspired 5PC ensuite, and walk-in closet. Three more bedrooms upstairs—two share a Jack & Jill bath, and another 4PC bath is included. Additional highlights: triple car garage, exposed aggregate driveway, new hot water tank and beautifully landscaped yard. A must-see!

Built in 2009

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | E4449160    |
| Price          | \$1,089,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 3,097       |
| Acres          | 0.00        |



|            |                        |
|------------|------------------------|
| Year Built | 2009                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 49 Loisselle Way |
| Area        | St. Albert       |
| Subdivision | Lacombe Park     |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 3C4          |

### Amenities

|           |                                                                                               |
|-----------|-----------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Exterior Walls- 2"x6", Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows |
| Parking   | Triple Garage Attached                                                                        |

### Interior

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                             |
| Stories           | 2                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                                                                      |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                    |
| Exterior Features | Landscaped, Level Land, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Fiberglass                                                                                                             |
| Construction      | Wood, Brick, Stucco                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                     |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 23rd, 2025 |
|-------------|-----------------|

Days on Market 24

Zoning Zone 24

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Listing information last updated on August 15th, 2025 at 10:47pm MDT