## \$389,900 - 35 Livingstone Crescent, St. Albert

MLS® #E4453505

## \$389,900

3 Bedroom, 1.50 Bathroom, 1,227 sqft Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Spacious 1,227 sq ft bungalow in desirable Lacombe Park. This property offers hardwood and ceramic tile flooring, a wood-burning fireplace with brick facing, and a partially finished basement. Features include a 3-piece bath, 2-piece ensuite, newer windows and doors, and new shingles on the house. Enjoy a landscaped, fenced, and treed yard with an outdoor deck. Garage structure requires replacement, but the existing pad is in place. Located near schools, shopping, and parksâ€"this home offers solid bones and excellent renovation potential.



Built in 1974

## **Essential Information**

MLS® # E4453505

Price \$389,900

Bedrooms 3

Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,227 Acres 0.00

Year Built 1974

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address 35 Livingstone Crescent

Area St. Albert

Subdivision Lacombe Park

City St. Albert
County ALBERTA

Province AB

Postal Code T8N 2H2

**Amenities** 

Amenities Deck

Parking Double Garage Detached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Refriger

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Brick Facing, Corner

Stories 1

Has Basement Yes

Basement Full, Partially Finished

**Exterior** 

Exterior Wood, Brick, Vinyl

Exterior Features Fenced, Landscaped, Public

Treed Lot

Roof Asphalt Shingles
Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter

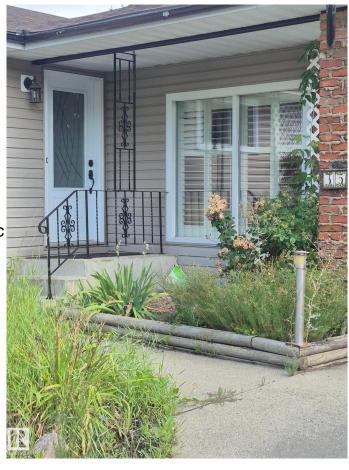
**Additional Information** 

Date Listed August 18th, 2025

Days on Market 1

Zoning Zone 24





DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 19th, 2025 at 3:32pm MDT