

## **\$839,900 - 99 Lafleur Drive, St. Albert**

MLS® #E4446944

**\$839,900**

4 Bedroom, 3.00 Bathroom, 1,869 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

Beautifully designed 1870 sq ft bungalow, tucked away in a quiet and cozy location, offering luxury, comfort, and exceptional functionality. This home features 4 spacious bedrooms and 3 full bathrooms, with a bright and open layout perfect for both relaxing and entertaining. The large living room flows seamlessly into the expansive kitchen complete with ample cabinetry, a kitchen bar with seating, and a cozy breakfast nook. Enjoy year-round comfort with in-floor heating throughout the home, including the fully finished basement which boasts a wet bar & large rec room. Built-in home sound system extending to the deck—ideal for entertaining. Outside, the professionally landscaped yard is a true showstopper, featuring underground sprinklers, retaining walls, raised garden beds, & heated rain gutters for easy maintenance. The oversized double attached heated garage includes built-in shelving and drawers—a dream for any homeowner. This home is the perfect combination of elegance & comfort—a true must-see!

Built in 2005

### **Essential Information**

MLS® # E4446944

Price \$839,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,869                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 99 Lafleur Drive |
| Area        | St. Albert       |
| Subdivision | Lacombe Park     |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 7M8          |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Wet Bar |
| Parking   | Double Garage Attached, Heated, Insulated                              |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 24         |

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Listing information last updated on July 17th, 2025 at 8:17am MDT