

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

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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 parks—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, Refrigerator  
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 9  
Zoning Zone 24



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