

## \$539,900 - 2 Laydon Drive, St. Albert

MLS® #E4451519

**\$539,900**

4 Bedroom, 2.50 Bathroom, 1,227 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

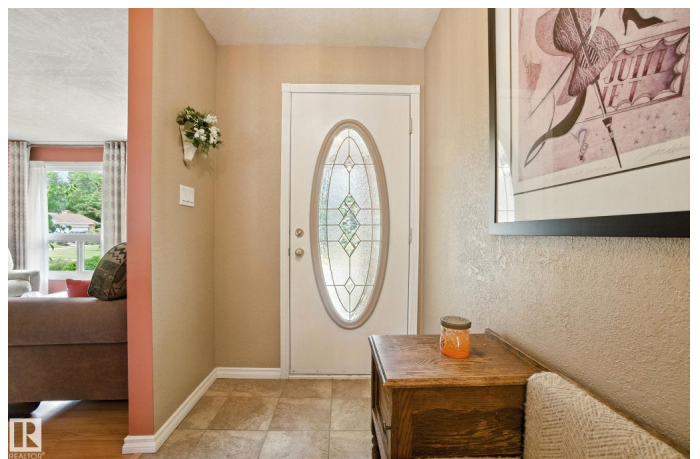
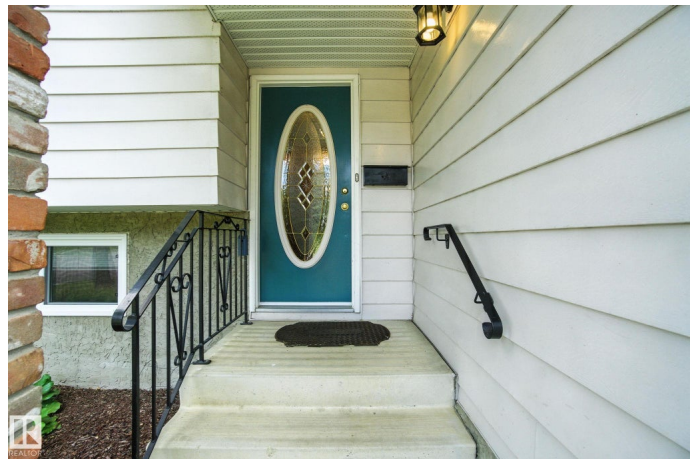
Welcome to this immaculate 4-level split with almost 2400 sq ft of finished living space, with 4 beds, 3 baths, oversized double garage, front drive extra parking and too many features to list! On the main floor you're greeted by a generous entryway that flows into an open-concept living, dining and kitchen. The kitchen features custom cabinetry, abundant storage, and plenty of counter space. Upstairs, you'll find the primary bedroom with 2 piece ensuite, 2 additional bedrooms and 4 piece bath. The third level offers a spacious family room with wood-burning fireplace, 4th bedroom and a 3 piece bath. On the lowest level, there's a large laundry room, rec room and additional storage. This home includes numerous upgrades: new shingles (2020), high-efficiency furnace and hot water tank (2020) and added attic insulation. The tile flooring is durable porcelain and there's a built-in vacuum system. Enjoy the outdoors in the large, private, beautifully groomed backyard with firepit. Great location close to everything, a must see!

Built in 1975

### Essential Information

MLS® # E4451519

Price \$539,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,227                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2 Laydon Drive |
| Area        | St. Albert     |
| Subdivision | Lacombe Park   |
| City        | St. Albert     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8N 2N2        |

### Amenities

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Deck, Detectors Smoke, Fire Pit, Insulation-Upgraded, No Smoking Home, Vinyl Windows |
| Parking Spaces | 6                                                                                                       |
| Parking        | Double Garage Detached, Over Sized, Parking Pad Cement/Paved, See Remarks                               |

### Interior

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                  |
| Fireplaces        | Masonry                                                                                                                                                                              |
| Stories           | 4                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                                                       |

**Exterior**

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                 |
| Exterior Features | Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Brick, Vinyl                                                                                 |
| Foundation        | Concrete Perimeter                                                                                 |

**School Information**

|            |                     |
|------------|---------------------|
| Elementary | Ronald Harvey       |
| Middle     | William D. Cuts     |
| High       | Bellerose Composite |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 11               |
| 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 17th, 2025 at 5:47pm MDT