



**St. Albert**  
15 LEPINE PL

**24 Lacombe Park**

**LP: \$399,900**

**SP:**



**ACTIVE**

**Type:** Detached Single Family  
**Style:** 2 Storey  
**Year Built:** 1986  
**Full Baths:** 3  
**Half Baths:** 1  
**Tot A.G. SqFt:** 1,652.60

**Listing ID#:** E4142808  
**Bdrms Above:** 4  
**Bdrms Total:** 5  
**Basement:** Full  
**Bsmnt Dev:** Fully Finished  
**Tot A.G. SqM:** 153.53

Beautifully upgraded FIVE bed, 3.5 bath home on a quite culdesac in Lacombe Park. With FOUR beds above grade & over 2600 sq ft of total living space with a fully finished basement, this home is a place for your active family to put down roots. Bright open-concept main floor, w a high-end newer custom kitchen and all the bells & whistles, eco-friendly bamboo flooring on both levels, large formal dining room, breakfast nook, and garden doors directly to the deck and beautifully landscaped yard - perfect for family get-togethers. Enjoy the convenience of main floor laundry. Upstairs you'll find spacious bedrooms and a master suite w walk-in closet and 3 piece ensuite bath. The basement is exceptional - no carpet to worry about! There's a massive family room - great for family movie nights. Large, guest suite style, bedroom w attached bath - ideal for your teenager or overnight guests. Double attached insulated garage w long driveway fits 35' RV, newer shingles and windows - IMMEDIATE POSSESSION AVAILABLE

**Directions:**

**Virtual Tour:** [https://youtu.be/xh5tFV2\\_ToM](https://youtu.be/xh5tFV2_ToM)

**Brochure:** <http://www.15LepinePlace-StAlbert.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc
<b>Baths:</b>	0	1	1	1	0	0
<b>Ensuite Baths:</b>		0	1	0	0	0
<b>Finish Levels:</b>	3					
<b>Fireplace Y/N:</b>	N					
<b>Fireplace Type:</b>						
<b>Fireplace Fuel:</b>						
<b>Parking:</b>	Double Garage Attached, RV Parking					
<b>Garage Dim:</b>						
<b>Prk Encl/Ttl:</b>	2 / 4					

Level	SqM	SqFt
<b>Main:</b>		
<b>Upr:</b>		
<b>AbGd:</b>		
<b>Lowr:</b>		
<b>BIGd:</b>		
<b>Total A.G.:</b>	153.53	1,652.60

<b>Living Room:</b>	M	<b>Master Bedroom:</b>	U
<b>Dining Room:</b>	M	<b>Bedroom 2:</b>	U
<b>Kitchen:</b>	M	<b>Bedroom 3:</b>	U
<b>Family Room:</b>	B	<b>Bedroom 4:</b>	M
<b>Den:</b>		<b>Bedroom</b>	L
<b>Bonus Room:</b>			

<b>Flooring:</b>	Bamboo, Ceramic Tile, Hardwood	<b>Foundation:</b>	Concrete
<b>Construction:</b>	Wood Frame	<b>Heating Type:</b>	Forced Air-2
<b>Roof:</b>	Asphalt Shingles	<b>Heat Source:</b>	Natural Gas
<b>Exterior:</b>	Vinyl	<b>Features:</b>	Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, R.V. Storage, Skylight, See Remarks
<b>Site Influences:</b>	Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby		

**Goods Included:** Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

**Restrictions:** None Known

**Goods Excluded:**

**Warranty:**

**Elem School:** Bertha Kennedy

**Jr. High School:** Vincent J Maloney

**Sr High School:** S.A.C.H.S.

<b>Condo Name:</b>		<b>Condo Fee Incl:</b>	
<b>Condo Fee:</b>		<b>HOA Fee:</b>	
<b>Floor Location:</b>		<b>Floor Number:</b>	
<b>Balcony/Terrace</b>		<b>Unit Exposure:</b>	
		<b>HOA Fee Incl:</b>	

<b>Total Lot M2:</b>		<b>Lot Shape:</b>	Pie Shaped	<b>Lot Dimen:</b>	
<b>Frontage:</b>		<b>Depth:</b>		<b>Zoning:</b>	
<b>Conform:</b>		<b>Conform Yr:</b>		<b>Front Expos:</b>	Southeast
<b>Taxes:</b>	\$4,223.58 2017	<b>Local Improve:</b>			