

## \$599,000 - 56 Leonard Drive, St. Albert

MLS® #E4442424

**\$599,000**

4 Bedroom, 2.50 Bathroom, 2,216 sqft

Single Family on 0.00 Acres

Lacombe Park, St. Albert, AB

First time ever on the market, this cherished family home at 56 Leonard Drive invites you to plant your roots in the heart of St. Albert's prestigious Lacombe Park Estates. A opportunity to own a property that has been lovingly maintained by its original owners, this residence is nestled on a magnificent 5700+ sqft lot. Boasting a spacious 2200 sqft floor plan, this home is designed for modern living. The upper level features three bedrooms, including a serene master suite complete with a private ensuite and a walk-in closet. The main level is perfectly appointed for both entertaining and everyday life. Downstairs, the unspoiled basement provides a blank canvas, awaiting your custom touch to create the ultimate home theatre or additional living space. Year-round comfort is guaranteed with central air conditioning, and an attached oversized double garage. The true jewel is the expansive backyard oasis. Step onto the large deck overlooking your private sanctuary.

Built in 1997

### Essential Information

MLS® #	E4442424
Price	\$599,000
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,216
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	56 Leonard Drive
Area	St. Albert
Subdivision	Lacombe Park
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 6T3

### Amenities

Amenities	Air Conditioner, Deck, No Smoking Home, Television Connection, Vaulted Ceiling
Parking Spaces	5
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
----------	--------------

Exterior Features	Fenced, Fruit Trees/Shrubs, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	3
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 June 15th, 2025 at 8:02am MDT