

## \$624,900 - 40 50 Legacy, St. Albert

MLS® #E4442954

**\$624,900**

3 Bedroom, 2.50 Bathroom, 1,314 sqft

Condo / Townhouse on 0.00 Acres

Lacombe Park, St. Albert, AB

Welcome to executive adult living in this impeccably maintained half duplex bungalow, nestled within a 55+ gated community in St. Albert, steps from a lake, walking trails and dog park. With quality finishes throughout, this home showcases quartz countertops, stainless steel appliances, durable engineered hardwood, vaulted ceilings and gas fireplace. Convenient main floor laundry adds ease to daily living. Experience year-round comfort with upgraded attic insulation, central air-conditioning and abundant of natural light. Adding a touch of modern elegance, the office/den is highlighted by an impressive glass wall. Custom upgraded window coverings lend a polished and elegant finish to every room. The spacious basement offers a generous family room ideal for entertaining or accommodating guests, along with 2 additional bedrooms and 4 pc bathroom. The permanent exterior lighting adds style for any event or season. Experience comfort, style, and low-maintenance living in a serene, secure setting.

Built in 2017

### Essential Information

MLS® # E4442954

Price \$624,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,314
Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	40 50 Legacy
Area	St. Albert
Subdivision	Lacombe Park
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7S2

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Insulation-Upgraded, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Flat Site, Gated Community, Golf Nearby, Landscaped, No Through Road, Picnic Area, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 18th, 2025
Days on Market	5
Zoning	Zone 24
Condo Fee	\$340

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 23rd, 2025 at 9:02am MDT