# \$379,900 - 11 30 Giroux Road, St. Albert

MLS® #E4440888

# \$379,900

1 Bedroom, 2.50 Bathroom, 1,079 sqft Condo / Townhouse on 0.00 Acres

Lacombe Park, St. Albert, AB

Have you been looking for your own perfect space to unwind, relax & live the GOOD LIFE in a sought-after & well cared for complex in St. Albert? You are going to LOVE all the NATURAL LIGHT that pours in through your big, NEW, & beautiful windows as you entertain family & friends in your open concept main living space. Lovely white cabinets & NEW appliances make cooking in your kitchen a joy. Your primary bedroom is truly a peaceful retreat with walk-in closet & 4pc spa-like ensuite. You're fully finished basement offers plenty of space with second living, flex-room & access to your ATTACHED DOUBLE GARAGE. And the SUNROOM. This was CUSTOM BUILT & is a true OASIS you'll LOVE. It's RARE a unit comes available for sale in here, & even more rare with all the work that has been done. Just weeks ago all the windows were replaced with TRIPLE PANE windows, & brand new doors; new furnace, ON DEMAND/INSTANT hot water tank, & AC in 21/22 to keep you cool on those hot summer nights! Peace of mind comes with this HOME!

Built in 1997

#### **Essential Information**

MLS® # E4440888 Price \$379,900









Bedrooms 1

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,079

Acres 0.00

Year Built 1997

Type Condo / Townhouse

Sub-Type Half Duplex

Style Bi-Level

Status Active

# **Community Information**

Address 11 30 Giroux Road

Area St. Albert

Subdivision Lacombe Park

City St. Albert
County ALBERTA

Province AB

Postal Code T8N 6R2

# **Amenities**

Amenities Air Conditioner, Deck, No Animal Home, No Smoking Home, Sunroom

Parking Spaces 2

Parking Double Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator,

Stove-Electric, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes
Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Concrete, Stucco

Exterior Features Playground Nearby, Public Transportation, Schools, Shopping Nearby,

See Remarks

Roof Pine Shakes

Construction Concrete, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 6th, 2025

Days on Market 10

Zoning Zone 24

Condo Fee \$450

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 16th, 2025 at 3:17pm MDT