

## \$549,900 - 118 Langholm Drive, St. Albert

MLS® #E4459728

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,329 sqft

Single Family on 0.00 Acres

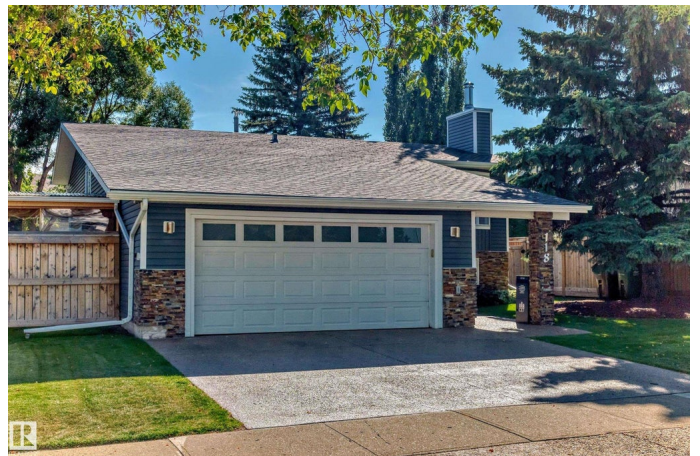
Lacombe Park, St. Albert, AB

WOW! This 1329 sq ft bi-level has it all. Great curb appeal with aggregate drive, vinyl siding & stone accents. Inside, the open main floor features a stunning island kitchen with floor-to-ceiling soft-close cabinetry & Miele appliances, overlooking a spacious dining/living area with stone fireplace. Patio doors lead to a sunny south backyard with 2-tier deck, patio, shed & beautiful landscaping. Three good-sized bedrooms up incl. primary with 3-pc ensuite; main bath showcases a custom stone & granite walk-in shower. The lower level offers a massive family/games area with gas fireplace & cork flooring, 4th bedroom, spa-inspired 4-pc bath with jetted tub & large laundry/storage room. Oversized heated garage with epoxy floor. Extras: covered hot tub, A/C, hot water on demand & sprinkler system. You won't be disappointed!

Built in 1983

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459728  |
| Price          | \$549,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,329     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1983                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 118 Langholm Drive |
| Area        | St. Albert         |
| Subdivision | Lacombe Park       |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 4M4            |

### Amenities

|           |                                                                                                                                    |
|-----------|------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Hot Water Tankless, No Smoking Home, Sprinkler Sys-Underground, Vinyl Windows, See Remarks |
| Parking   | Double Garage Attached, Heated, Insulated, Over Sized                                                                              |

### Interior

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                   |
| Stories           | 2                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                                                              |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Stone, Vinyl                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                |

**Additional Information**

Date Listed               September 26th, 2025  
Days on Market        5  
Zoning                    Zone 24

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Listing information last updated on October 1st, 2025 at 4:47am MDT