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

MLS® #E4440888

#### \$379,900

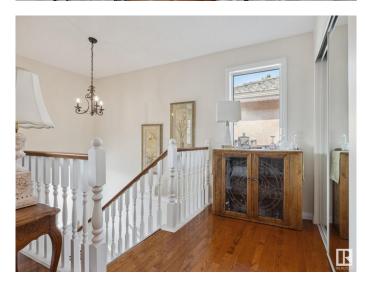
1 Bedroom, 2.50 Bathroom, 1,079 sqft Condo / Townhouse on 0.00 Acres

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
Туре	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

# **Community Information**

Address	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			
Extorior				
Exterior				

Exterior Concrete, Stucco

Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Pine Shakes
Concrete, Stucco
Concrete Perimeter

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	10
Zoning	Zone 24
Condo Fee	\$450

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Listing information last updated on June 16th, 2025 at 7:17am MDT