

## \$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

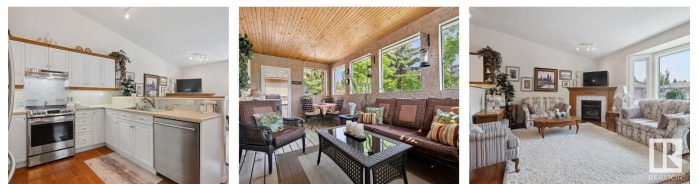
Lacombe Park, St. Albert, AB

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          |

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Listing information last updated on June 16th, 2025 at 6:17pm MDT