

## \$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

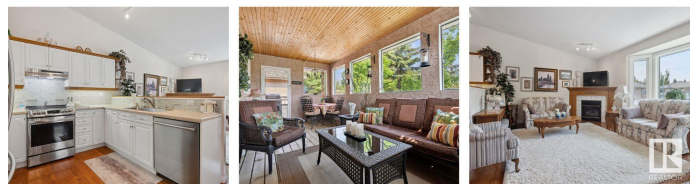
Lacombe Park, St. Albert, AB

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 7:17pm MDT