

# \$374,900 - 38 30 Levasseur Road, St. Albert

MLS® #E4432808

## \$374,900

3 Bedroom, 2.50 Bathroom, 1,374 sqft  
Condo / Townhouse on 0.00 Acres

Heritage Lakes, St. Albert, AB

This charming half duplex condo offers the perfect blend of style, space, and convenience. Featuring an updated kitchen ideal for entertaining, the home includes three spacious bedrooms upstairs, highlighted by a large primary suite with a generous walk-in closet. The fully finished basement adds versatility with a full bathroom and plenty of storage. Enjoy outdoor living with the largest backyard in the complex and a great deck complete with a pergola sun shade—perfect for relaxing or hosting guests in comfort. A single attached garage adds everyday convenience, while recent upgrades including a new hot water tank and furnace provide peace of mind. With low condo fees and a fantastic location offering easy access to the Anthony Henday, this home is a rare find that checks all the boxes.

Built in 2001

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432808  |
| Price          | \$374,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,374     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2001              |
| Type       | Condo / Townhouse |
| Sub-Type   | Half Duplex       |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 38 30 Levasseur Road |
| Area        | St. Albert           |
| Subdivision | Heritage Lakes       |
| City        | St. Albert           |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8N 7A4              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 6                |

|           |         |
|-----------|---------|
| Zoning    | Zone 24 |
| Condo Fee | \$88    |

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