



## 45 LAMARTINE Crescent St. Albert AB

\$497,500

A wonderful family home awaits you! This charming 4-level split home has been lovingly cared for by the same owners since 1985 and shows in pristine condition. The main level leads you into spacious living and dining areas, and onto an expansive kitchen that has been recently renovated (2006), and is great for hosting family gatherings. The kitchen features a large island, two sink prep areas, heated floors and an abundance of solid hickory cabinets. The adjacent third level family room features a fireplace and cedar wall details. This level also leads to an office/bedroom, garage access, and half bath/laundry room. Upstairs has 3 nice size bedrooms, and two full bathrooms. The fully finished basement offers 2 additional bedrooms, wine room, storage area, and utility room with everything new in 2022 (furnace, hot water on demand, water filtration system, and air conditioning.) Other elevated features include irrigation system, vinyl windows, fiberglass shingles, eavestroughs/leaf filters, and much more.

Listing Presented By:



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