

\$474,900 - 71 Forest Drive, St. Albert

MLS® #E4432209

\$474,900

5 Bedroom, 2.00 Bathroom, 1,131 sqft
Single Family on 0.00 Acres

Forest Lawn (St. Albert), St. Albert, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. 4 level split located in highly sought after mature area, well treed and close to parks, trails and schools. Hardwood floors in main living area, tile bathrooms newer carpet in lower level bedroom, large fenced yard loaded with trees and annual flowers and plants. Maintenance free deck, forever metal roof. Gas fireplace. Single car garage insulated and drywalled.

Built in 1972

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4432209 |
| Price | \$474,900 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,131 |
| Acres | 0.00 |
| Year Built | 1972 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 4 Level Split |
| Status | Active |

Community Information



| | |
|-------------|--------------------------|
| Address | 71 Forest Drive |
| Area | St. Albert |
| Subdivision | Forest Lawn (St. Albert) |
| City | St. Albert |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8N 1V2 |

Amenities

| | |
|----------------|---------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Crawl Space, Deck, Detectors Smoke, Fire Pit, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 1 |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof | Metal |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 21st, 2025 |
| Days on Market | 14 |
| Zoning | Zone 24 |

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