

## \$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	9
Zoning	Zone 24

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