

## \$419,900 - 72 Forest Drive, St. Albert

MLS® #E4432767

**\$419,900**

3 Bedroom, 2.00 Bathroom, 1,039 sqft  
Single Family on 0.00 Acres

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

Beautifully updated, perfectly located! This bright and airy bungalow in desirable Forest Lawn has been lovingly maintained and features an open concept kitchen/living/dining room layout. The kitchen is complete with beautiful marbled QUARTZ countertops, a large island with convenient bar seating, and a view of the expansive (approx. 7000 sq ft!) maturely landscaped yard. The huge master bedroom has double closets and garden doors which lead to the back deck. The basement is fully finished with a full 4 pc bath, rec room, plenty of closet/storage space and a 3rd bedroom with a new egress window. Updates include: quartz kitchen countertops, interior doors, high end down draft stove, shingles, windows, 2/3 new fence, hi-efficiency furnace, and several fixtures. Plus! There is central A/C for those hot summer nights. PERFECTLY LOCATED only a couple hundred meters to Forest Park and the beautiful Forest Lawn trail system, PLUS walking distance to several schools, fountain park recreation centre and more.

Built in 1973

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4432767  |
| Price  | \$419,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,039                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 72 Forest Drive          |
| Area        | St. Albert               |
| Subdivision | Forest Lawn (St. Albert) |
| City        | St. Albert               |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8N 1X4                  |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, No Smoking Home, Parking-Extra, Vinyl Windows |
| Parking   | Parking Pad Cement/Paved                                       |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**School Information**

|            |               |
|------------|---------------|
| Elementary | Leo Nickerson |
| Middle     | Lorne Akins   |
| High       | Paul Kane     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 24          |

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Listing information last updated on May 1st, 2025 at 8:32pm MDT