

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

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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,  
Ceiling, Vinyl Windows, Natu  
Parking Spaces 1  
Parking Single Garage Attached

### Interior

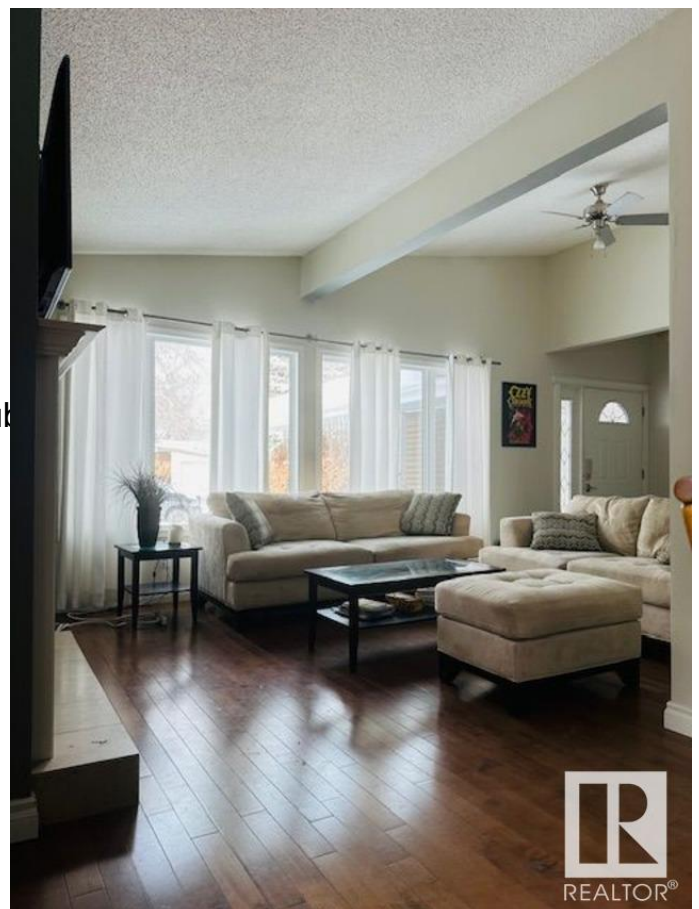
Interior Features ensuite bathroom  
Appliances See Remarks  
Heating Forced Air-1, Natural Gas  
Fireplace Yes  
Fireplaces Mantel  
Stories 2  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Vinyl  
Exterior Features Fenced, Fruit Trees/Shrub  
Schools, Shopping Nearby  
Roof Metal  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed April 21st, 2025  
Days on Market 54  
Zoning Zone 24



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