

\$449,900 - 98 Forest Drive, St. Albert

MLS® #E4442712

\$449,900

4 Bedroom, 2.00 Bathroom, 1,255 sqft
Single Family on 0.00 Acres

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

Price just reduced! Welcome to this cozy & charming 4-bed, 2-bath bungalow in St. Albert's peaceful & friendly Forest Lawn community! This home on a mature, tree lined street has over 2400 sq ft of total living space, with 1254.54 sq ft above grade. It is steps from Flagstone Park (incl. Off-Leash Area), Forest Park & Forest Lawn Ravine. Walkable to schools, bus stops, local businesses, groceries, convenience store & Fountain Park Rec Centre. Features a double detached garage (25'9" x 23'8"), large parking pad, deck, storage shed, small garden & gorgeous mature trees. Enjoy major updates: central variable-stage AC (2025), washer, dryer, fridge, microwave, dishwasher, induction oven & kitchen window (2023), garage door (2022) hot water tank (2021), & 35-year shingles (2018). Fully finished basement adds extra living space & also has extra storage. It also is the location of the washer & dryer, along with a laundry chute.

Built in 1974

Essential Information

MLS® #	E4442712
Price	\$449,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,255
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	98 Forest Drive
Area	St. Albert
Subdivision	Forest Lawn (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1Z2

Amenities

Amenities	On Street Parking, Air Conditioner, Closet Organizers, Deck, Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Fenced, Flat Site, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal

Foundation Concrete Perimeter

Additional Information

Date Listed June 17th, 2025
Days on Market 16
Zoning Zone 24

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Listing information last updated on July 3rd, 2025 at 10:03am MDT