

## \$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                18  
Zoning                              Zone 24

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