

## \$439,900 - 98 Forest Drive, St. Albert

MLS® #E4448059

**\$439,900**

5 Bedroom, 2.00 Bathroom, 1,231 sqft  
Single Family on 0.00 Acres

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

Have you been looking for GREAT VALUE in a St. Albert detached HOUSE with OVERSIZED DOUBLE GARAGE & NEW AC? Welcome to this charming 5-bedroom bungalow on the enchanting Forest Drive, where the mature trees feel straight out of a fairytale! Located in one of the city's most coveted neighbourhoods, this 1231sqft home offers the perfect blend of space, comfort, & convenience. Featuring 3 bedrooms upstairs (2 "flex" rooms in the basement could be turned into bedrooms), 2 full bathrooms, & a fully finished basement with a spacious rec room—ideal for family movie nights. Your HWT was replaced in 2021, garage door 2022, AC 2025, 35 year roof 2018, & newer INDUCTION STOVE. Have lots of tools, storage, or toys? You'll LOVE the oversized (23'6" x 25'5") detached garage along with your lovely yard framed by beautiful greenery. Just minutes from shopping, schools, Anthony Henday, arenas, & Servus Place rec centre, this home is perfect for growing families or savvy investors. A gem in a great location—WELCOME HOME!!

Built in 1974

### Essential Information

MLS® #	E4448059
Price	\$439,900



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,231
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	Deck
Parking Spaces	5
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Stove-Induction
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public

	Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 16th, 2025
Days on Market	6
Zoning	Zone 24

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