

## \$499,900 - 28 Forest Drive, St. Albert

MLS® #E4436950

**\$499,900**

4 Bedroom, 2.50 Bathroom, 1,231 sqft  
Single Family on 0.00 Acres

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

This well-maintained 1260 square foot bungalow with finished basement backs onto a large green space with paved pathways, playing fields and easy access to schools, daycare, pool and outdoor hockey rink, all within walking distance. Local bus stops are less than a block away. Numerous recent upgrades include a new roof and leaf filter system, windows and interior doors, vinyl plank flooring, kitchen cupboards and countertop. The rubberized driveway leads to an oversized double detached heated garage with plenty of room for two vehicles, ample shelving and workspace. The house is perfectly situated for both shade and sun in a private, maintenance-free vinyl fenced yard. It offers a spacious deck and landscaped patio area to enjoy summer barbeques outdoors, or during winter inside when sun flows into the cozy back-facing sunroom. Whether you are a first time buyer, a growing family, or mature adults looking to downsize, this property in well established Forest Lawn is ideal for any situation.

Built in 1973

### Essential Information

MLS® #	E4436950
Price	\$499,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,231
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	28 Forest Drive
Area	St. Albert
Subdivision	Forest Lawn (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1X2

### Amenities

Amenities	Deck, No Smoking Home, Sunroom, Vinyl Windows
Parking	Double Garage Detached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Private Park Access

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Leo Nickerson
Middle	Lorne Akins
High	Paul Kane

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	4
Zoning	Zone 24

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