



## St Albert Alberta

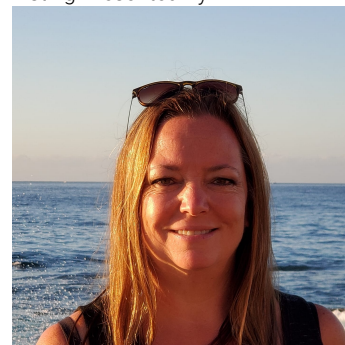
\$400,000

Welcome to family living in Forest Lawn. Visit the REALTOR(R)'s website for more details. Split level houses are great for families with enough space for 3 bedrooms upstairs & 2 in the basement so there's a spot for everyone. There is even a crawl space for extra storage. This might be the perfect position in the neighbourhood on a quiet crescent backing a walking path so there are no direct rear neighbours. Inside the thoughtful upgrades over time include vinyl windows & upgraded flooring plus there have been improvements to the mechanical including Central A/C, furnace & water heater. The natural amenities in Forest Lawn are next level with Flagstone Park down the path that has an off-leash area for dogs plus it's just a couple of blocks to Braeside Ravine. From here, school & grocery runs are short because you're in central St. Albert & you can fast track into Edmonton with Anthony Henday Drive. If you're looking for a move-in-ready option, this home offers not just comfort, but a community to grow into. (id:6769)

Bedroom 5 3.01 m X 2.9 m  
Family room 5.41 m X 5.25 m  
Bedroom 4 3.26 m X 3.32 m  
Living room 3.49 m X 5.75 m  
Dining room 3.02 m X 2.6 m

Kitchen 4.13 m X 3.76 m  
Primary Bedroom 4.15 m X 3.82 m  
Bedroom 2 3.07 m X 2.74 m  
Bedroom 3 3.05 m X 2.62 m

Listing Presented By:



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