



St. Albert Alberta

\$464,900

A beautifully updated 1,279 sq. ft. bungalow on a quiet, tree-lined crescent in desirable Forest Lawn, only a few steps to the ravine and the walking trails. ! A spacious living room with engineered hardwood flooring, flowing into an updated white kitchen with quartz countertops overlooking the dining area, with patio doors leading to a covered deck in the sunny SW-facing backyard. The basement offers a second white kitchen and its own separate entrance. In total: 5 bedrooms (3+2), 2 updated 5-pc bathrooms, and 2 sets of stacked laundry. Major updates already done: new A/C (2025), new furnace (2025), and a new tankless water heater (2026) - comfort and peace of mind for years to come! Gravel out front or RV Parking, nice grass, mature trees, and 2 storage sheds. Close to parks, schools, transit and shopping, with quick access into Edmonton. (id:6769)

Bedroom 4 4.06 m X 4.44 m

Bedroom 5 3.96 m X 3.04 m

Second Kitchen 2.7 m X 3.8 m

Laundry room 2.44 m X 4.19 m

Living room 5.09 m X 4.73 m

Dining room 3.09 m X 5.46 m

Kitchen 3 m X 4.45 m

Primary Bedroom 4.08 m X 3.79 m

Bedroom 2 2.85 m X 2.5 m

Bedroom 3 2.85 m X 2.9 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

<https://coreyleblancrealty.com/>



REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.