



St Albert Alberta

\$515,000

Located in highly sought after Forest Lawn, this beautifully maintained 3 + 2 bedroom bi level offers exceptional value and move in readiness. The warm, inviting living room features a wood burning fireplace, flowing seamlessly into a formal dining area ideal for gatherings. The upgraded maple kitchen boasts abundant cabinetry, generous counter space, a center island, and beautiful hardwood floors throughout the main level. Three spacious bedrooms complete the main floor, including a primary suite with ensuite plus an additional 4 piece bath. The bright lower level impresses with a large family room, second wood burning fireplace, built in cabinetry, and a wet bar -- perfect for entertaining. Two additional bedrooms, a 3 piece bath, and a laundry/utility area provide excellent flexibility. Outside, enjoy a private, landscaped backyard with mature trees, shrubs, perennials, and a stamped concrete patio -- an ideal setting for BBQs or quiet evenings. (id:6769)

Family room 3.7 m X 3.74 m

Bedroom 4 3.69 m X 3 m

Bedroom 5 3.18 m X 3.04 m

Utility room 3.85 m X 4.15 m

Storage Measurements not available

Recreation room 2.98 m X 5.16 m

Other 0.91 m X 3.12 m

Living room 4.8 m X 4.05 m

Dining room 2.53 m X 2.99 m

Kitchen 3.99 m X 3.55 m

Primary Bedroom 3.68 m X 3.78 m

Bedroom 2 3.05 m X 2.95 m

Bedroom 3 3.06 m X 2.76 m

Listing Presented By:



Originally Listed by:
Schmidt Realty Group Inc

<https://barbscott.ca/>

 **REMAX Elite**
the place to be

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.