



## St Albert Alberta

\$310,000

Fantastic half duplex Bi-level located in a great little area of forest lawn. Almost 1700 sq ft of living space. Super close to many schools, fountain park pool, walking paths and playgrounds. This fabulous bi-level has 2 bedrooms up and 2 down. Basement is fully finished. NEWER FURNACE 2020, HWT replaced 2020, Attic hatch insulation upgraded in 2013. ROOF 2007. EAVESTROUGHES replaced 2014. The home is bright and sunny and has a great open feel. Carpet was replaced in 2016. There are sliding doors to the deck from one of the bedrooms. The backyard is a great size. The fire pit and patio furniture will stay. Enjoy the mature trees that enhance privacy and enjoyment of your space. NO CONDO FEES! Portable air conditioner included in the sale. What a great place to call home in a beautiful mature subdivision of Forest Lawn. (id:6769)

Family room 3.35 m X 3.69 m

Bedroom 3 2.64 m X 4.95 m

Bedroom 4 5 m X 3.28 m

Living room 5.19 m X 3.88 m

Dining room 2.54 m X 2.4 m

Kitchen 2.28 m X 3.22 m

Primary Bedroom 3.04 m X 4.04 m

Bedroom 2 2.72 m X 3.31 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

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