

# \$499,900 - 12 Fallhaven Place, St. Albert

MLS® #E4454020

**\$499,900**

5 Bedroom, 3.50 Bathroom, 1,832 sqft  
Single Family on 0.00 Acres

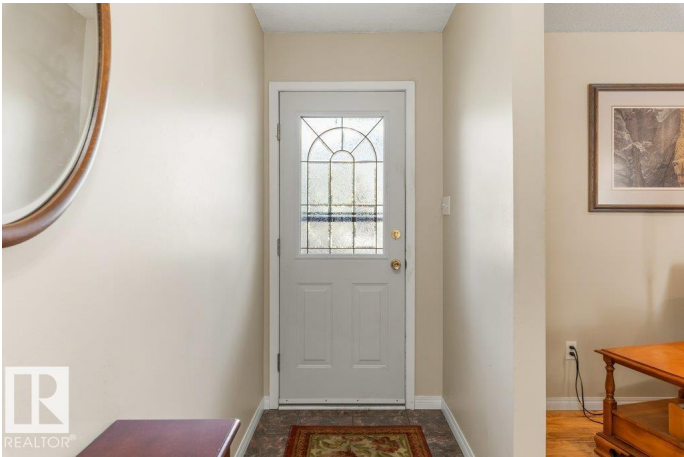
Forest Lawn (St. Albert), St. Albert, AB

Beautiful 1800 sq ft bungalow with loft in Forest Lawn featuring a heated double detached garage. Main floor offers 3 bedrooms, a 2-piece ensuite, white cabinetry, and large windows in the eating area. The family room with wood fireplace opens to a two-tiered deck. Upstairs, the loft primary suite boasts a balcony, walk-in closet, and 3-piece bath. Basement includes a cozy rec room with wood stove, bedroom, laundry, storage, and 3-piece bath. Recent upgrades: shingles (2019), garage shingles (2023), furnace (2011), most windows (2010), and driveway (2025).

Built in 1973

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4454020               |
| Price          | \$499,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,832                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 12 Fallhaven Place       |
| Area        | St. Albert               |
| Subdivision | Forest Lawn (St. Albert) |
| City        | St. Albert               |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8N 1V1                  |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Deck                           |
| Parking   | Double Garage Detached, Heated |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Washer, Window Coverings, Stove-Induction, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                              |
| Fireplaces        | Tile Surround                                                                                                                                                    |
| Stories           | 3                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                   |

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                             |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                                                         |
| Construction      | Wood, Stucco                                                                                             |
| Foundation        | Concrete Perimeter                                                                                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 24           |

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Listing information last updated on August 25th, 2025 at 8:33pm MDT