

## \$439,900 - 2 Farmstead Avenue, St. Albert

MLS® #E4454939

**\$439,900**

3 Bedroom, 2.00 Bathroom, 1,156 sqft

Single Family on 0.00 Acres

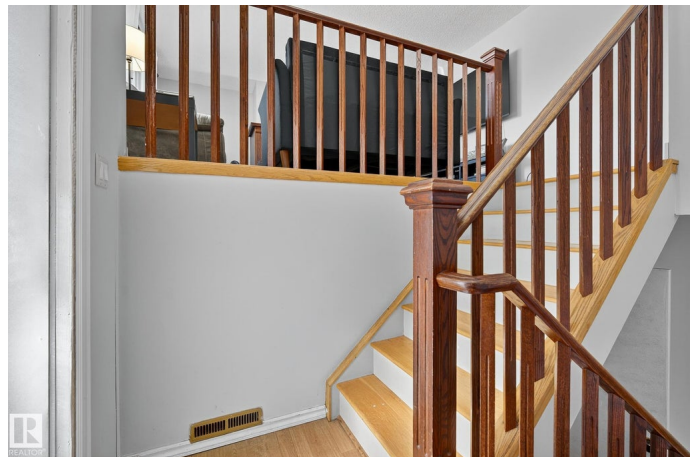
Forest Lawn (St. Albert), St. Albert, AB

Life is great in St. Albert! And what could be better than living steps away from the K-6 elementary school (Leo Nickerson), the kids can come home for lunch! This bi-level home is filled with natural light with its BIG windows (up and downstairs), you'll also love the hardwood flooring, woodburning fireplace in the spacious living room, renovated kitchen, jetted bathtub in the upgraded bathroom upstairs, a MASSIVE 2 tiered deck in a beautiful/private treed yard! With its fully developed basement (rec room, den, storage, laundry, full bathroom) - this home is sure to please!

Built in 1972

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4454939               |
| Price          | \$439,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,156                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 2 Farmstead Avenue       |
| Area        | St. Albert               |
| Subdivision | Forest Lawn (St. Albert) |
| City        | St. Albert               |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8N 1V8                  |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | On Street Parking, Deck |
| Parking Spaces | 4                       |
| Parking        | Double Garage Detached  |

### Interior

|              |                                                                                                                                                          |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                |
| Stories      | 2                                                                                                                                                        |
| Has Basement | Yes                                                                                                                                                      |
| Basement     | Full, Finished                                                                                                                                           |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                               |
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, Park/Reserve, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood, Brick, Vinyl                                                                               |
| Foundation        | Concrete Perimeter                                                                               |

### School Information

|            |               |
|------------|---------------|
| Elementary | Leo Nickerson |
|------------|---------------|

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 11                |
| Zoning         | Zone 24           |

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Listing information last updated on September 7th, 2025 at 12:17am MDT