

## \$379,900 - 106 Forest Drive, St. Albert

MLS® #E4461814

**\$379,900**

4 Bedroom, 2.50 Bathroom, 1,191 sqft

Single Family on 0.00 Acres

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

Charming Upgraded Bungalow in Mature Forest Lawn – Steps from the Ravine & Two Parks! Welcome to this beautifully maintained 1,184 sq. ft. bungalow located in the heart of desirable Forest Lawn. Nestled on a quiet street just steps from the ravine and two scenic parks, this home offers the perfect balance of nature, serenity, and convenience. Featuring 4 spacious bedrooms, this home has been thoughtfully updated throughout, including the furnace & central A/C, bathrooms, electrical, washer, dryer, roof, soffits and windows(12 years) Enjoy outdoor living on the massive deck, perfect for entertaining, overlooking a sun-drenched south-facing backyard – ideal for gardeners, families, or anyone who loves their own private retreat. This gem is a rare find in one of the area’s most established and picturesque neighbourhoods. Don’t miss your chance to make it yours!

Built in 1973

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461814  |
| Price      | \$379,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,191                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 106 Forest Drive         |
| Area        | St. Albert               |
| Subdivision | Forest Lawn (St. Albert) |
| City        | St. Albert               |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8N 1Z3                  |

### Amenities

|           |                                                                    |
|-----------|--------------------------------------------------------------------|
| Amenities | Air Conditioner, Bar, Deck, No Smoking Home, Workshop, See Remarks |
| Parking   | No Garage                                                          |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                    |
| Stories           | 2                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Finished                                                                                               |

### Exterior

|                   |                                                                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                                                                                                                                                               |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation, Schools, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                                  |
| Construction      | Wood, Metal, Stucco                                                                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                                                                                |

**Additional Information**

Date Listed           October 11th, 2025  
Days on Market       3  
Zoning                Zone 24

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