## \$278,000 - 102 Forest Grove, St. Albert

MLS® #E4430688

## \$278,000

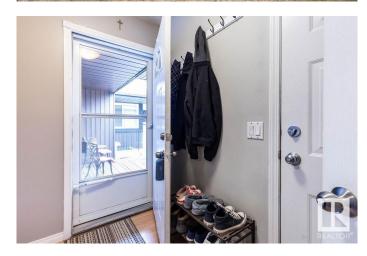
3 Bedroom, 2.50 Bathroom, 1,274 sqft Condo / Townhouse on 0.00 Acres

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

Welcome home in the desirable Forest Grove Complex! The kitchen serves as the heart of this residence, a charming breakfast nook and ample cupboard and counter space perfect for all your culinary endeavors. The open-concept living room flows into the dining area, creating an ideal space for family gatherings. From the dining area, patio doors open to your own yard that overlooks the greenbelt and forest, complete with a gas line for your BBQ. Upstairs, you'll find a generously sized primary bedroom featuring a convenient walk-through closet that leads to the ensuite bathroom. Two additional bedrooms and a 4-piece bathroom completes the upper level. The basement offers a wonderful opportunity to create additional living space to suit your needs, whether you envision a family room, a home office, or a playroom. Parking is a breeze with the attached single garage and a private driveway, and it's just steps away from visitor parking. For added comfort during warmer months, this home also features central A/C







Built in 1979

## **Essential Information**

MLS® #	E4430688
Price	\$278,000
Bedrooms	3

Bathrooms Full Baths Half Baths Square Footage Acres Year Built Type Sub-Type Style Status	2.50 1 3 1,274 0.00 1979 Condo / Townhouse Townhouse 2 Storey Active			
Community Information				
Address Area Subdivision City County Province Postal Code Amenities	102 Forest Grove St. Albert Forest Lawn (St. Albert) St. Albert ALBERTA AB T8N 3K6			
Amenities	Air Conditioner, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, Parking-Visitor, Patio, Natural Gas BBQ Hookup			
Parking Spaces Parking	2 Front Drive Access, Single Garage Attached			
Interior				
Interior Features Appliances	ensuite bathroom Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings			
Heating Fireplaces Stories Has Basement Basement	Forced Air-1, Natural Gas Corner 3 Yes Full, Partially Finished			
Exterior				
Exterior	Wood			

Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Low Maintenance
	Landscape, Park/Reserve, Playground Nearby, Public Transportation,
	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

## **Additional Information**

Date Listed	April 13th, 2025
Days on Market	65
Zoning	Zone 24
Condo Fee	\$525

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Listing information last updated on June 17th, 2025 at 8:32am MDT