

# **\$424,900 - 31 Fleetwood Crescent, St. Albert**

MLS® #E4435322

**\$424,900**

4 Bedroom, 2.00 Bathroom, 1,042 sqft  
Single Family on 0.00 Acres

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

Welcome to 31 Fleetwood Crescent. This charming 1,033 sq. ft. bi-level is full of potential and waiting for your personal touch. Situated on a picturesque, tree-lined street in the heart of St. Albert, this home offers a spacious layout, new windows with plenty of natural light throughout. The main floor features a bright and inviting living room, a generously sized kitchen, two comfortable bedrooms, and a 3-piece bathroom with shower. Downstairs, the fully finished basement adds two additional bedrooms, a large rumpus room with bar area—perfect for entertaining—a 3-piece bathroom with a step-in tub, and convenient laundry space. Step outside to enjoy a sunny, beautifully tiered backyard complete with a large deck (with storage underneath) and a garden shed—ideal for relaxing or hosting summer gatherings. With updated upper windows and located close to parks, schools, and walking trails, this home is perfect for first-time buyers or investors!

Built in 1972

## **Essential Information**

MLS® #	E4435322
Price	\$424,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,042
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	31 Fleetwood Crescent
Area	St. Albert
Subdivision	Forest Lawn (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1R4

### Amenities

Amenities	On Street Parking, Deck, Fire Pit
Parking	No Garage

### Interior

Appliances	Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, No Back Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 8th, 2025
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Days on Market 2

Zoning Zone 24

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