

## \$479,000 - 70 Fleetwood Crescent, St. Albert

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MLS® #E4459744

**\$479,000**

4 Bedroom, 2.50 Bathroom, 1,302 sqft

Single Family on 0.00 Acres

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

Nestled under the beautiful elm tree canopy of Forest Lawn, this charming bungalow has been lovingly maintained by its original owner and is ready to welcome its next family. Known for its quiet streets and parks, Forest Lawn is one of St. Albert's most treasured neighbourhoods. Inside, you'll find 4 bedrooms and 2.5 bathrooms, with a layout that offers plenty of space for everyone. The inviting living areas feature timeless wood beam details and a warm, original character that you can enjoy as-is or update to make your own. With a large, finished basement, there's room for family movie nights, play areas, or a home office. Step outside to a spacious yard with a double detached garage, perfect for both play and projects. And with multiple schools and parks just a short walk away, this home is in the heart of where family memories are made. This is a rare opportunity to put down roots in Forest Lawn – a welcoming, established community where families grow, neighbours connect, and every street feels like home.

Built in 1972

### Essential Information

MLS® # E4459744

Price \$479,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,302                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 70 Fleetwood Crescent    |
| Area        | St. Albert               |
| Subdivision | Forest Lawn (St. Albert) |
| City        | St. Albert               |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8N 1R5                  |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | ensuite bathroom                                     |
| Appliances        | Dryer, Freezer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                            |
| Stories           | 2                                                    |
| Has Basement      | Yes                                                  |
| Basement          | Full, Finished                                       |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Metal, Stucco |
| Exterior Features | See Remarks         |
| Roof              | Asphalt Shingles    |
| Construction      | Wood, Metal, Stucco |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 18                   |
| Zoning         | Zone 24              |

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