

## \$294,700 - 102 Forest Grove, St. Albert

MLS® #E4430688

**\$294,700**

3 Bedroom, 2.50 Bathroom, 1,274 sqft

Condo / Townhouse on 0.00 Acres

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

Welcome to the Desirable Forest Grove Complex! Step into this spacious home where the kitchen is the heart of the space, featuring a cozy breakfast nook and an abundance of cupboard and counter space—ideal for all your culinary needs. The open-concept living room flows seamlessly into the dining area, creating an inviting space perfect for family gatherings and entertaining guests. Patio doors open to a private patio that overlooks the greenbelt and forest, offering your very own outdoor retreat. Upstairs, you'll find a generously sized primary bedroom, with a walkthrough closet into the ensuite. Two additional bedrooms provide plenty of space for family members or guests and another full bathroom completes the upper floor. The basement presents a fantastic opportunity to enjoy additional living space, whether it be a family room, home office, or playroom—tailor it to your unique needs. Parking will not be a problem with the single attached garage and private driveway.

Built in 1979

### Essential Information

MLS® # E4430688

Price \$294,700

Bedrooms 3



Bathrooms	2.50
Full Baths	1
Half Baths	3
Square Footage	1,274
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	102 Forest Grove
Area	St. Albert
Subdivision	Forest Lawn (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1A7

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, Parking-Visitor, Patio, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Front Drive Access, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	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	8
Zoning	Zone 24
Condo Fee	\$525

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