

## \$329,900 - 69 Forest Grove, St. Albert

MLS® #E4432234

**\$329,900**

3 Bedroom, 1.50 Bathroom, 1,182 sqft  
Condo / Townhouse on 0.00 Acres

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

Welcome to the quiet, family-centric community of Forest Grove! This FULLY RENOVATED 2 Storey townhome is prepped and ready for its next family. With 3 bedrooms, 2 bathrooms, and almost 1200 sqft of living space PLUS a finished basement, there is plenty of room for a growing family. The main floor is open concept and perfect for hosting! The bright and spacious kitchen is fully renovated with quartz counter tops, new cabinets, and new stainless steel appliances. Past the dining room find large sliding glass doors that take you to the fenced back yard, which backs onto large trees creating a very private space. Upstairs find three bright and spacious bedrooms, and a large 4 piece bathroom. The finished space in the basement is perfect for a rec room, games room, toy room, office space, whatever your family needs! Walking distance to schools. Updates include: new furnace, hot water tank, windows, flooring, renovated bathrooms, renovated kitchen, light fixtures, new finishings, the list goes on!

Built in 1978

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4432234  |
| Price  | \$329,900 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,182             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 69 Forest Grove          |
| Area        | St. Albert               |
| Subdivision | Forest Lawn (St. Albert) |
| City        | St. Albert               |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8N 2Y1                  |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Vinyl Windows, See Remarks |
| Parking Spaces | 2   |
| Parking        | Single Garage Detached  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Partially Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl                                       |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, |

Playground Nearby, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Vital Grandin Catholic |
| Middle     | Ecole Secondaire       |
| High       | Ecole Secondaire       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 24          |
| Condo Fee      | \$502            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 8:18am MDT