

## \$304,900 - 4 Franklin Place, St. Albert

MLS® #E4455542

**\$304,900**

4 Bedroom, 1.00 Bathroom, 860 sqft

Single Family on 0.00 Acres

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

Super half duplex Bi-level located in a great little area of forest lawn. Almost 1700 sq ft of living space. Super close to many schools, fountain park pool , walking paths and playgrounds. This fabulous bi-level has 2 bedrooms up and 2 down. Basement is fully finished. NEWER FURNACE 2020, HWT replaced 2020, Attic hatch insulation upgraded in 2013. ROOF 2007. EAVESTROUGHS replaced 2014. The home is bright and sunny and has a great open feel. Upstairs Carpet was replaced in 2016. There are sliding doors to the deck from one of the bedrooms. The backyard is a great size. The fire pit and patio furniture will stay. Enjoy the mature trees that enhance privacy and enjoyment of your space. NO CONDO FEES! Portable air conditioner included in the sale. Brand New smoke/carbon monoxide detectors.

Built in 1980

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455542  |
| Price          | \$304,900 |
| Bedrooms       | 4         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 860       |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 1980          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | Bi-Level      |
| Status     | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 4 Franklin Place         |
| Area        | St. Albert               |
| Subdivision | Forest Lawn (St. Albert) |
| City        | St. Albert               |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8N 3P5                  |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, No Smoking Home |
| Parking Spaces | 2                                                           |
| Parking        | Front Drive Access                                          |

### Interior

|              |                                                                                                                         |
|--------------|-------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas                                                                                               |
| Stories      | 2                                                                                                                       |
| Has Basement | Yes                                                                                                                     |
| Basement     | Full, Finished                                                                                                          |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                       |
| Exterior Features | Fenced, Landscaped, No Through Road, Park/Reserve, Playground Nearby, Public Swimming Pool |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood                                                                                       |
| Foundation        | Concrete Perimeter                                                                         |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Sir Alexander Mackenzie |
| Middle     | Richard Fowler          |

High Paul Kane

### **Additional Information**

Date Listed September 1st, 2025

Days on Market 6

Zoning Zone 24

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Listing information last updated on September 7th, 2025 at 5:02am MDT