

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

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, parks, and sense of community, 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. This is a rare opportunity to put down roots in Forest Lawn – a welcoming, established community where families grow, neighbours connect, and every 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.

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      1  
Zoning                Zone 24

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