

## **\$524,900 - 3 Falstaff Avenue, St. Albert**

MLS® #E4455441

**\$524,900**

5 Bedroom, 2.50 Bathroom, 1,424 sqft

Single Family on 0.00 Acres

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

Welcome to this beautiful bungalow with inviting curb appeal located in the highly sought-after FOREST LAWN community. This 1424 sqft meticulously updated home features 5 bedrooms & 2.5 bathrooms, a fully finished basement, oversized single attached garage, & a serene backyard. Enter with the luxurious living room to the right, a formal dining room, & kitchen featuring ceiling high wooden cabinets, SS appliances, an island & dinette. The primary bedroom has a 2-piece ensuite, while there is a 4-piece main bathroom, two additional bedrooms & den to complete the main floor. The basement retreat is perfect for hosting, with a cozy rec room, wet bar, 2 additional bedrooms, a 3-piece bathroom, laundry, & workshop areas. Through the backdoor you enter the cozy lanai & walk out onto a large L-shaped deck, pergola, green house, ponds, sheds, & all sorts of fruit trees, shrubs, annuals, perennials with edged in flowerbeds. Steps to the ravine walking trails, parks, schools, farmers market, & quick Henday access.

Built in 1973

### **Essential Information**

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Price \$524,900



Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,424
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3 Falstaff Avenue
Area	St. Albert
Subdivision	Forest Lawn (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1V3

### Amenities

Amenities	Bar, Deck, Gazebo, Greenhouse, Vinyl Windows, Wet Bar
Parking Spaces	3
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Sir Alexander Mackenzie
Middle	Lorne Akins
High	Paul Kane

### **Additional Information**

Date Listed	August 30th, 2025
Days on Market	2
Zoning	Zone 24

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