

## \$359,900 - 16 4 Fraser Drive, St. Albert

MLS® #E4440480

**\$359,900**

2 Bedroom, 2.50 Bathroom, 1,249 sqft  
Condo / Townhouse on 0.00 Acres

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

Completely renovated 1248 sq. ft. 2 storey townhouse in a 18+ complex in Forest Lawn! Former showhome with an open floor plan featuring high ceilings and gourmet, custom kitchen with cherrywood cabinets, quartz countertops, travertine tile backsplash and stainless steel appliances. Spacious living room with LED f/p and glass chandelier. The main floor is completed with a 2nd bedroom plus a luxurious 4-pc marble and quartz bathroom featuring a jetted tub. Upper floor features the master bedroom w/ fireplace, large walk-in closet and 3 pce marble & quartz ensuite w/ glass enclosed multi-stream shower. Plus, a multi-purpose loft. Finished basement consists of family room w/ fireplace and bar, 2 pce bath, large laundry and workshop/hobby room. Enjoy the Southeast facing backyard with flower and raspberry beds from your new deck!

Built in 1996

### Essential Information

MLS® #	E4440480
Price	\$359,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,249
Acres	0.00
Year Built	1996
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	16 4 Fraser Drive
Area	St. Albert
Subdivision	Forest Lawn (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 6P1

### Amenities

Amenities	Deck, No Smoking Home, Parking-Visitor, Vinyl Windows
Parking	Single Garage Attached

### Interior

Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Golf Nearby, Landscaped, No Through Road, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 5th, 2025
Days on Market	13
Zoning	Zone 24
Condo Fee	\$415

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