

## \$278,000 - 102 Forest Grove, St. Albert

MLS® #E4430688

**\$278,000**

3 Bedroom, 2.50 Bathroom, 1,274 sqft

Condo / Townhouse on 0.00 Acres

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

Welcome home in the desirable Forest Grove Complex! The kitchen serves as the heart of this residence, a charming breakfast nook and ample cupboard and counter space perfect for all your culinary endeavors. The open-concept living room flows into the dining area, creating an ideal space for family gatherings. From the dining area, patio doors open to your own yard that overlooks the greenbelt and forest, complete with a gas line for your BBQ.

Upstairs, you'll find a generously sized primary bedroom featuring a convenient walk-through closet that leads to the ensuite bathroom. Two additional bedrooms and a 4-piece bathroom completes the upper level. The basement offers a wonderful opportunity to create additional living space to suit your needs, whether you envision a family room, a home office, or a playroom. Parking is a breeze with the attached single garage and a private driveway, and it's just steps away from visitor parking. For added comfort during warmer months, this home also features central A/C

Built in 1979

### Essential Information

MLS® # E4430688

Price \$278,000

Bedrooms 3



Bathrooms	2.50
Full Baths	1
Half Baths	3
Square Footage	1,274
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	102 Forest Grove
Area	St. Albert
Subdivision	Forest Lawn (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 3K6

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, Parking-Visitor, Patio, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Front Drive Access, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
----------	------

Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 13th, 2025
Days on Market	64
Zoning	Zone 24
Condo Fee	\$525

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 June 16th, 2025 at 9:17pm MDT