



St. Albert **24 Forest Lawn (St.** **LP: \$475,000**
10 FALSTAFF AV **SP:** **ACTIVE** M

List ID #: E4311505 **Type:** Detached Single Family
DOM: 0 **Style:** Bi-Level
Rms Abv Gd: 5 **Year Blt:** 1973
Bedrms: **Above:** 3 **Ttl:** 5 **Basement:** Full
Baths: 2 / 1 **Bsmt Dev:** Fully Finished
Total Flr (SF): 1,177.58 **Total Flr (M):** 109.40

Terrific Forest Lawn home - impeccably maintained and BACKING GREENSPACE! This 1178 sq ft bi-level features upgrades over the years: kitchen, main floor bath and ensuite, bsmt bath with HEATED FLOOR; SHINGLES and ALL WINDOWS aprx 10 yrs, NEW extra-wide DRIVEWAY aprx 6 yrs, HOT WATER TANK aprx 2019, and gorgeous deck! Elegant tree-line street, great curb appeal and landscaping. Inside features a spacious, private living room. Prefer open concept? Consider opening up to the dining area and kitchen! Bright kitchen features crisp white cabinets with white subway tile backsplash and beautiful granite counters! Down the hallway you'll find 3 bedrooms, including the primary with reno'd 2pc ensuite and a bright, reno'd 3pc main bath. Bsmt contains a rec room with tons of built-in storage, 2 add'l bright and spacious bedrooms and another reno'd 4pc bath! Outside, a spacious yard with stunning 2-tier deck awaits, overlooking the large, private greenspace! With some minor updating this home will absolutely shine!

Directions:

Virtual Tour: URL-Virtual Tour **Brochure:** URL-Brochure

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	30	Negotiable	Level	Mtr2	SqFt
Full Baths:	2	3	4				Occupancy:	Seller		Main:		
Ensuite							Garage Dim:			Upper:		
Addl Rms:	0	Finished Lvl: 2					Elem Schl:	Leo Nickerson		AbGd:		
Fpl:	Yes	Fpl Fuel: Wood					Jr High Schl:	Lorne Akins		Lowr:		
Fpl Type:	Brick Facing						Jr High Schl:	Paul Kane		BIGd:		
Parking:	Double Garage Attached, Insulated, On Street, See Remarks						High Schl:			Total A.G.	109.40	1,177.58

Living Rm:	4.70x4.37	M	Primary Bdrm:	3.42x3.94	M	Laundry Room	3.51x3.98	B
Dining Rm:			Bedrm 2:	2.53x3.18	M			
Kitchen:	5.54x3.85	M	Bedrm 3:	2.46x3.18	M			
Family Rm:			Bedrm 4:	3.22x3.89	B			
Den:			Bedroom	4.80x3.98	B			
Bonus Rm			Recreation Room	4.48x7.97	B			

Flooring: Carpet, Ceramic Tile **Foundation:** Concrete
Construct: Wood Frame **Heat Type:** Forced Air-1
Roof: Asphalt Shingles **Heat Fuel:**
Exterior: Brick **Remodel:**
Site Infl: Backs Onto Park/Trees, Fenced, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby **Amen/Features:** Deck, No Animal Home, No Smoking Home, Parking-Extra, Vinyl Windows, Vacuum System-Roughed-In
Goods Incl: Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, **Restrict:** None Known
Warranty: **Goods Excl:** Basement freezer
Front Expos: Southwest **Condo/HOA:** **Condo:** **HOA:**
Prop Class: Single Family
Condo Name:
Prk Encl/TTL: / /

Lot Sq (M):	602.30	Lot Dimen:	
Frontage (M):		Lot Shape:	Rectangular
Depth (M):		Zoning:	
Conform:	Title Insurance /Yr:	Front Expos:	Southwest
Taxes:	\$4,069.72 Tax Yr: 2021	Local Improv:	/Yr: