

## \$274,900 - 90 Forest Grove, St. Albert

MLS® #E4448328

**\$274,900**

3 Bedroom, 2.00 Bathroom, 1,190 sqft  
Condo / Townhouse on 0.00 Acres

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

Welcome to this 1189 sq ft 2 storey townhouse BACKING TREES and located in the quiet, well-maintained complex of Forest Grove. The main floor features a functional kitchen with stainless steel appliances, opening into a spacious living and dining area. A charming corner wood-burning fireplace adds warmth and character to the space. A convenient 2-piece bathroom completes the main level. Upstairs, the primary bedroom offers its own private 2-piece ensuite, along with two additional bedrooms and a full 4-piece bathroom. The fully finished basement includes a generous family room and ample storage. Enjoy the convenience of a single attached garage and the tranquility of a private backyard that backs onto greenspace, surrounded by mature trees. Ideally situated close to schools, parks, shopping, and other amenities, this home offers a great opportunity for families, first-time buyers, or anyone looking for a comfortable and well-located property.

Built in 1979

### Essential Information

MLS® #	E4448328
Price	\$274,900
Bedrooms	3



Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,190
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	90 Forest Grove
Area	St. Albert
Subdivision	Forest Lawn (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 3K6

### Amenities

Amenities	Front Porch, Parking-Visitor, Patio, See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	10
Zoning	Zone 24
Condo Fee	\$514

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