

## \$529,900 - 55 Flagstone Crescent, St. Albert

MLS® #E4427679

**\$529,900**

3 Bedroom, 2.50 Bathroom, 1,424 sqft

Single Family on 0.00 Acres

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

Park location (on Flagstone Park) makes this lovely bungalow so desirable. Discover inside the front foyer, a large living room with Bay window, a large kitchen with island, dining room with wall to wall window views of the yard and the park behind. A primary bedroom with two pce ensuite bath, secondary bedroom, main bath with whirlpool tub and stand up shower. Access to the composite deck which is partially covered from the dining room, main floor laundry room. Down to the back door and oak library panelling along the stairway wall to the fully finished basement. Great entertaining and living space in the lower level includes family room, bar, second refrigerator, third bedroom (was two bedrooms previously), storage and utility room. Large newer deck in the yard, two car detached garage. Ready to move into and lots of potential in this fantastic location in Beautiful Forest Lawn. Great proximity to park, schools, shopping and all amenities.

Built in 1972

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4427679  |
| Price     | \$529,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,424                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 55 Flagstone Crescent    |
| Area        | St. Albert               |
| Subdivision | Forest Lawn (St. Albert) |
| City        | St. Albert               |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8N 1R2                  |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Bar, Deck, No Smoking Home, Sauna; Swirlpool; Steam |
| Parking Spaces | 5   |
| Parking        | Double Garage Detached                              |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Opener, Garburator, Microwave Hood Fan, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |   |
|-------------------|---|
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 24               |
| Zoning         | Zone 24          |

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Listing information last updated on April 20th, 2025 at 6:32pm MDT