

## \$390,000 - 42 Flint Crescent, St. Albert

MLS® #E4440887

**\$390,000**

5 Bedroom, 2.50 Bathroom, 1,203 sqft  
Single Family on 0.00 Acres

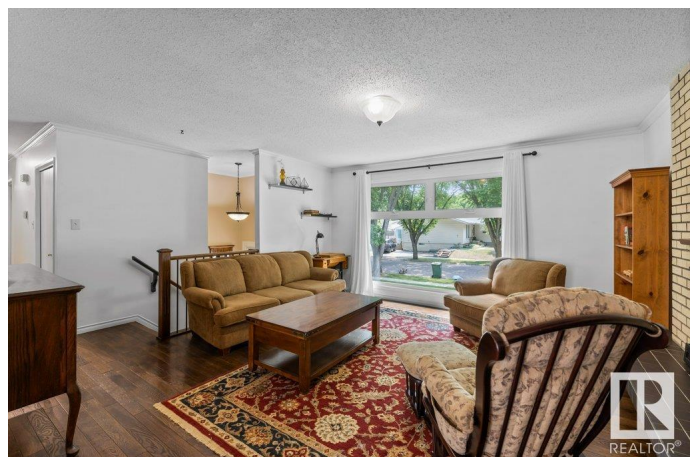
Forest Lawn (St. Albert), St. Albert, AB

Tucked away on one of Forest Lawn's most beautiful, mature tree-lined crescents, this fully finished bi-level backs a scenic pathway connecting Forest Lawn Ravine and Flagstone Park. A rare find in an unbeatable location! The main level offers a bright living room with a gas fireplace and large picture window, flowing into the dining area and kitchen. Step into the sunroom that overlooks the private backyard. Upstairs has 3 bedrooms, including a primary with updated 2-pce ensuite, plus a 4-pce main bath. The finished lower level features a spacious family room, 2 additional bedrooms, 3-pce bath, and laundry room with a second staircase to the back entrance and yard. Surrounded by parks, schools, and nature trails, this is the perfect family home in a setting that's hard to beat.

Built in 1973

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440887  |
| Price          | \$390,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,203     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1973                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 42 Flint Crescent        |
| Area        | St. Albert               |
| Subdivision | Forest Lawn (St. Albert) |
| City        | St. Albert               |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8N 1Y8                  |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | On Street Parking, Vinyl Windows |
| Parking   | Front Drive Access               |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed June 6th, 2025

Days on Market 9

Zoning Zone 24

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Listing information last updated on June 15th, 2025 at 8:02pm MDT