

\$475,000 - 1 Fairview Boulevard, St. Albert

MLS® #E4448119

\$475,000

3 Bedroom, 3.00 Bathroom, 1,582 sqft

Single Family on 0.00 Acres

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

Beautiful 1,580 sq ft bungalow on a quiet corner lot offering 3 bedrooms and 3 full bathrooms. Vaulted ceilings and oversized windows fill the home with natural light, creating a warm and airy atmosphere. The thoughtfully designed floor plan includes a spacious living room, dining area, main floor family room, and kitchen with seamless flow—ideal for both everyday living and entertaining. Lovingly maintained by long-time owners, this home shows pride of ownership throughout. The primary bedroom features a private 3-piece ensuite, while two additional bedrooms share a second full bath. Enjoy a low-maintenance yard with great curb appeal. The heated double garage includes a built-in workbench, perfect for storage or projects. The finished basement offers a large rec room, wet bar, built-in sauna, third full bath, and massive storage. Located in a convenient area close to parks, schools, shopping, and transit!

Built in 1973

Essential Information

MLS® #	E4448119
Price	\$475,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3



Square Footage	1,582
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	1 Fairview Boulevard
Area	St. Albert
Subdivision	Forest Lawn (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1Y2

Amenities

Amenities	Sauna; Swirlpool; Steam, Vaulted Ceiling, Wet Bar, Workshop
Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Detached, Heated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Fenced, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 16th, 2025
Days on Market	6
Zoning	Zone 24

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