

\$359,900 - 16 4 Fraser Drive, St. Albert

MLS® #E4440480

\$359,900

2 Bedroom, 2.50 Bathroom, 1,249 sqft
Condo / Townhouse on 0.00 Acres

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

Completely renovated 1248 sq. ft. 2 storey townhouse in a 18+ complex in Forest Lawn! Former showhome with an open floor plan featuring high ceilings and gourmet, custom kitchen with cherrywood cabinets, quartz countertops, travertine tile backsplash and stainless steel appliances. Spacious living room with LED f/p and glass chandelier. The main floor is completed with a 2nd bedroom plus a luxurious 4-pc marble and quartz bathroom featuring a jetted tub. Upper floor features the master bedroom w/ fireplace, large walk-in closet and 3 pce marble & quartz ensuite w/ glass enclosed multi-stream shower. Plus, a multi-purpose loft. Finished basement consists of family room w/ fireplace and bar, 2 pce bath, large laundry and workshop/hobby room. Enjoy the Southeast facing backyard with flower and raspberry beds from your new deck!

Built in 1996

Essential Information

| | |
|------------|-----------|
| MLS® # | E4440480 |
| Price | \$359,900 |
| Bedrooms | 2 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |



| | |
|----------------|-------------------|
| Square Footage | 1,249 |
| Acres | 0.00 |
| Year Built | 1996 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 16 4 Fraser Drive |
| Area | St. Albert |
| Subdivision | Forest Lawn (St. Albert) |
| City | St. Albert |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8N 6P1 |

Amenities

| | |
|-----------|-------------------------------------------------------|
| Amenities | Deck, No Smoking Home, Parking-Visitor, Vinyl Windows |
| Parking | Single Garage Attached |

Interior

| | |
|--------------|----------------------------------------------------------------------------------------------------------------------|
| Appliances | Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel, Stone Facing |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior | Wood, Stucco |
| Exterior Features | Cul-De-Sac, Golf Nearby, Landscaped, No Through Road, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 5th, 2025 |
| Days on Market | 17 |
| Zoning | Zone 24 |
| Condo Fee | \$415 |

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Listing information last updated on June 22nd, 2025 at 12:02am MDT