

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

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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 10

Zoning Zone 24

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