

## \$274,900 - 90 Forest Grove, St. Albert

MLS® #E4448328

**\$274,900**

3 Bedroom, 2.00 Bathroom, 1,190 sqft  
Condo / Townhouse on 0.00 Acres

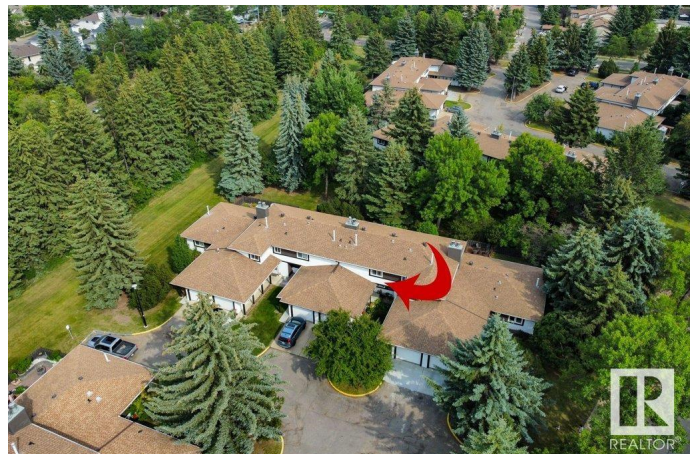
Forest Lawn (St. Albert), St. Albert, AB

Welcome to this 1189 sq ft 2 storey townhouse BACKING TREES and located in the quiet, well-maintained complex of Forest Grove. The main floor features a functional kitchen with stainless steel appliances, opening into a spacious living and dining area. A charming corner wood-burning fireplace adds warmth and character to the space. A convenient 2-piece bathroom completes the main level. Upstairs, the primary bedroom offers its own private 2-piece ensuite, along with two additional bedrooms and a full 4-piece bathroom. The fully finished basement includes a generous family room and ample storage. Enjoy the convenience of a single attached garage and the tranquility of a private backyard that backs onto greenspace, surrounded by mature trees. Ideally situated close to schools, parks, shopping, and other amenities, this home offers a great opportunity for families, first-time buyers, or anyone looking for a comfortable and well-located property.

Built in 1979

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4448328  |
| Price    | \$274,900 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 2                 |
| Square Footage | 1,190             |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 90 Forest Grove          |
| Area        | St. Albert               |
| Subdivision | Forest Lawn (St. Albert) |
| City        | St. Albert               |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8N 3K6                  |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Front Porch, Parking-Visitor, Patio, See Remarks |
| Parking   | Single Garage Attached                           |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                            |
| Fireplace         | Yes                                                                                                                  |
| Fireplaces        | Mantel                                                                                                               |
| Stories           | 2                                                                                                                    |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Finished                                                                                                       |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                     |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 19              |
| Zoning         | Zone 24         |
| Condo Fee      | \$514           |

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Listing information last updated on August 5th, 2025 at 8:47am MDT