

## **\$545,000 - 55 Flagstone Crescent, St. Albert**

MLS® #E4427679

**\$545,000**

3 Bedroom, 2.50 Bathroom, 1,424 sqft  
Single Family on 0.00 Acres

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

Park location (on Flagstone Park) makes this lovely bungalow so desirable. Discover inside the front foyer, a large living room with Bay window, a large kitchen with island, dining room with wall to wall window views of the yard and the park behind. A primary bedroom with two pce ensuite bath, secondary bedroom, main bath with whirlpool tub and stand up shower. Access to the composite deck which is partially covered from the dining room, main floor laundry room. Down to the back door and oak library panelling along the stairway wall to the fully finished basement. Great entertaining and living space in the lower level includes family room, bar, second refrigerator, third bedroom (was two bedrooms previously), storage and utility room. Large newer deck in the yard, two car detached garage. Ready to move into and lots of potential in this fantastic location in Beautiful Forest Lawn. Great proximity to park, schools, shopping and all amenities.

Built in 1972

### **Essential Information**

MLS® #	E4427679
Price	\$545,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,424
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	55 Flagstone Crescent
Area	St. Albert
Subdivision	Forest Lawn (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1R2

### **Amenities**

Amenities	Bar, Deck, No Smoking Home, Sauna; Swirlpool; Steam
Parking Spaces	5
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Opener, Garburator, Microwave Hood Fan, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 27th, 2025
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Days on Market	10
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Zoning	Zone 24
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