

## \$310,000 - 4 Franklin Place, St. Albert

MLS® #E4444641

**\$310,000**

4 Bedroom, 1.00 Bathroom, 848 sqft

Single Family on 0.00 Acres

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

Fantastic half duplex Bi-level located in a great little area of forest lawn. Almost 1700 sq ft of living space. Super close to many schools, fountain park pool , walking paths and playgrounds. This fabulous bi-level has 2 bedrooms up and 2 down. Basement is fully finished. NEWER FURNACE 2020, HWT replaced 2020, Attic hatch insulation upgraded in 2013. ROOF 2007. EAVESTROUGHS replaced 2014. The home is bright and sunny and has a great open feel. Carpet was replaced in 2016. There are sliding doors to the deck from one of the bedrooms. The backyard is a great size. The fire pit and patio furniture will stay. Enjoy the mature trees that enhance privacy and enjoyment of your space. NO CONDO FEES! Portable air conditioner included in the sale. What a great place to call home in a beautiful mature subdivision of Forest Lawn.

Built in 1980

### Essential Information

MLS® #	E4444641
Price	\$310,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	848



Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

### Community Information

Address	4 Franklin Place
Area	St. Albert
Subdivision	Forest Lawn (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 3P5

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, No Smoking Home
Parking	Front Drive Access

### Interior

Appliances	Air Conditioner-Window, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Landscaped, No Through Road, Park/Reserve, Playground Nearby, Public Swimming Pool
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### School Information

Elementary	Sir Alexander Mackenzie
Middle	Richard Fowler

High Paul Kane

### **Additional Information**

Date Listed June 27th, 2025

Days on Market 32

Zoning Zone 24

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