

## \$529,000 - 74 Flint Crescent, St. Albert

MLS® #E4460241

**\$529,000**

3 Bedroom, 2.50 Bathroom, 1,436 sqft

Single Family on 0.00 Acres

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

Discover the perfect blend of classic charm and modern luxury on a captivating, tree-lined street in highly sought-after Forest Lawn. This meticulously maintained bungalow offers an open-concept layout that is perfect for both daily living and entertaining. An incredible kitchen with Jenn-Air downdraft gas cooktop, BI microwave, Kitchen-Aid refrigerator and dishwasher, Monogram BI oven, quartz counter tops, walnut butcher-block service counter, huge island perfect for entertaining. A beautiful beverage bar completes the kitchen. Plenty of space to stretch out in the large open dining and living rooms. Primary bedroom has a 3-piece ensuite as well as a Bosch Euro-style washer and dryer combo. Main bath boasts a Jacuzzi jetted tub. The basement is finished with a large laundry room including another washer and dryer. An oversized double detached garage, firepit, garden, and a lovely slate patio fill out the backyard and await your family. This is more than a home; it's a lifestyle opportunity.

Built in 1973

### Essential Information

MLS® # E4460241

Price \$529,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,436                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 74 Flint Crescent        |
| Area        | St. Albert               |
| Subdivision | Forest Lawn (St. Albert) |
| City        | St. Albert               |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8N 1Y8                  |

### Amenities

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Amenities | Detectors Smoke, Fire Pit, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Detached, Front Drive Access, Over Sized    |

### Interior

|                   |                                                                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Euro Washer/Dryer Combo, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                                                             |
| Fireplaces        | See Remarks                                                                                                                                                                                                                                     |
| Stories           | 2                                                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                                                                                                  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                     |
| Construction      | Wood, Brick, Vinyl                                                   |
| Foundation        | Concrete Perimeter                                                   |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 15                |
| Zoning         | Zone 24           |

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