

## \$475,000 - 1 Fairview Boulevard, St. Albert

MLS® #E4448119

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,582 sqft

Single Family on 0.00 Acres

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

Beautiful 1,580 sq ft bungalow on a quiet corner lot offering 3 bedrooms and 3 full bathrooms. Vaulted ceilings and oversized windows fill the home with natural light, creating a warm and airy atmosphere. The thoughtfully designed floor plan includes a spacious living room, dining area, main floor family room, and kitchen with seamless flow—ideal for both everyday living and entertaining. Lovingly maintained by long-time owners, this home shows pride of ownership throughout. The primary bedroom features a private 3-piece ensuite, while two additional bedrooms share a second full bath. Enjoy a low-maintenance yard with great curb appeal. The heated double garage includes a built-in workbench, perfect for storage or projects. The finished basement offers a large rec room, wet bar, built-in sauna, third full bath, and massive storage. Located in a convenient area close to parks, schools, shopping, and transit!

Built in 1973

### Essential Information

MLS® #	E4448119
Price	\$475,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3



Square Footage	1,582
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1 Fairview Boulevard
Area	St. Albert
Subdivision	Forest Lawn (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1Y2

### Amenities

Amenities	Sauna; Swirlpool; Steam, Vaulted Ceiling, Wet Bar, Workshop
Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Detached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Fenced, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 16th, 2025
Days on Market	4
Zoning	Zone 24

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