

## \$449,900 - 72 Flint Crescent, St. Albert

MLS® #E4451671

**\$449,900**

4 Bedroom, 2.50 Bathroom, 1,248 sqft

Single Family on 0.00 Acres

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

Discover this beautifully maintained 4-bedroom, 3-bathroom home nestled in one of St. Albert's most established and sought-after communities. With nearly 1250 sq ft of total living space, this charming bungalow offers a perfect blend of functionality and comfort for growing families. Step inside to find a bright, open concept main floor featuring a large living room with oversized windows, dining area, and a kitchen with ample cabinetry and backyard views. The primary bedroom includes a 2-piece ensuite, while two additional bedrooms and a full bathroom complete the main level. Downstairs, enjoy a fully finished, recently renovated basement with a generous rec room, fourth bedroom, 3-piece bath ensuite and plenty of storage. Outside, the south-facing backyard is incredibly private with large spruce trees around the entire perimeter. It is fully fenced with a large shed. Located on a quiet crescent within walking distance to schools, parks, transit and trails, this home offers unbeatable value!

Built in 1973

### Essential Information

MLS® # E4451671

Price \$449,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,248                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 72 Flint Crescent        |
| Area        | St. Albert               |
| Subdivision | Forest Lawn (St. Albert) |
| City        | St. Albert               |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8N 1Y8                  |

### Amenities

|           |                                              |
|-----------|----------------------------------------------|
| Amenities | Off Street Parking, No Smoking Home          |
| Parking   | Front Drive Access, Parking Pad Cement/Paved |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| Stories           | 2                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Finished                                                                                                    |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood, Metal                           |
| Exterior Features | Fenced, Landscaped, Playground Nearby |
| Roof              | Asphalt Shingles                      |
| Construction      | Wood, Metal                           |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Leo Nickerson/Neil M Ross  
Middle                             Joseph Demko/Richard Fowle  
High                                Paul Kane/Bellerose

**Additional Information**

Date Listed                      August 7th, 2025  
Days on Market                14  
Zoning                             Zone 24

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