

\$329,000 - 9 4 Fraser Drive, St. Albert

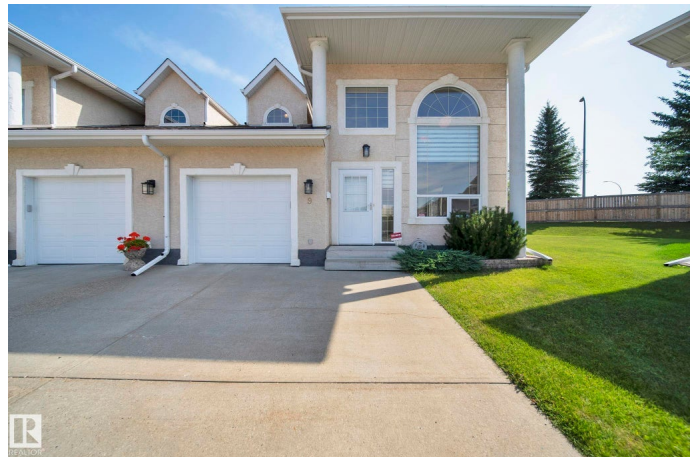
MLS® #E4452200

\$329,000

3 Bedroom, 3.00 Bathroom, 1,342 sqft
Condo / Townhouse on 0.00 Acres

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

Coveted Fraser Estates! 18+ complex. You can tell this is a WELL KEPT complex from the moment you drive in! Enter into an OPEN FLOORPLAN w/ SLATE tile, HIGH CEILINGS & wide plank MODERN engineered HARDWOOD. Cook in the BRIGHT, white u-shaped kitchen w/ a view of the REAR GREEN SPACE. Eat in the dining room w/ a BAY WINDOW to let in the light, it opens onto the AMPLE living room, perfect for entertaining! The main floor is completed w/ a Primary bedroom equipped w/ a full 4 piece ENSUITE & TRI CLOSETS for EXTRA STORAGE; a man door off the bedroom leads to the LARGE DECK, amazing for morning coffee. Upper floor features a multi-purpose LOFT/den/bonus room. Another LARGE bedroom is great for guests & features a cheater door to the full bath. Enjoy a FINISHED BASEMENT w/ a REC ROOM, a rough in for a future sink, laundry closet w/ front load washer & dryer, a 3 piece bath & a large bedroom to complete the package. Park in the single ATTACHED GARAGE, & keep cool w/ CENTRAL A/C! You will LOVE this home!



Built in 1996

Essential Information

MLS® # E4452200

Price	\$329,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,342
Acres	0.00
Year Built	1996
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	9 4 Fraser Drive
Area	St. Albert
Subdivision	Forest Lawn (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 6P1

Amenities

Amenities	Deck
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Public Transportation, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 9th, 2025
Days on Market	32
Zoning	Zone 24
Condo Fee	\$415

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Listing information last updated on September 10th, 2025 at 7:47pm MDT