

\$304,900 - 4 Franklin Place, St. Albert

MLS® #E4455542

\$304,900

4 Bedroom, 1.00 Bathroom, 860 sqft

Single Family on 0.00 Acres

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

Super 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. Upstairs 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. Brand New smoke/carbon monoxide detectors.

Built in 1980

Essential Information

MLS® #	E4455542
Price	\$304,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	860
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 Spaces	2
Parking	Front Drive Access

Interior

Appliances	Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, 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 September 1st, 2025
Days on Market 10
Zoning Zone 24

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on September 11th, 2025 at 2:02pm MDT