

## \$469,900 - 72 Flint Crescent, St. Albert

MLS® #E4451671

**\$469,900**

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	\$469,900



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        3  
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 August 10th, 2025 at 12:47am MDT