

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

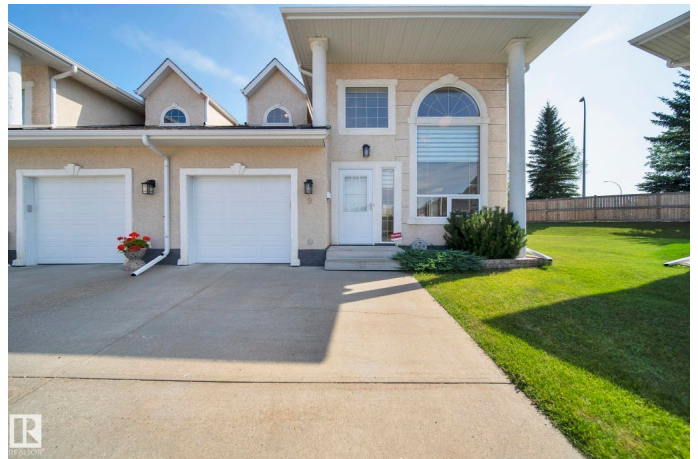
MLS® #E4452200

**\$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 | 31               |
| Zoning         | Zone 24          |
| Condo Fee      | \$415            |

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Listing information last updated on September 9th, 2025 at 7:17pm MDT