

\$349,900 - 10 4 Fraser Drive, St. Albert

MLS® #E4456447

\$349,900

1 Bedroom, 2.00 Bathroom, 1,322 sqft
Condo / Townhouse on 0.00 Acres

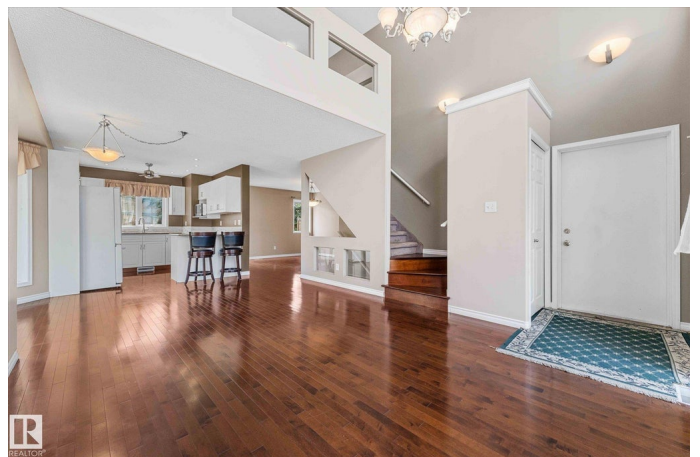
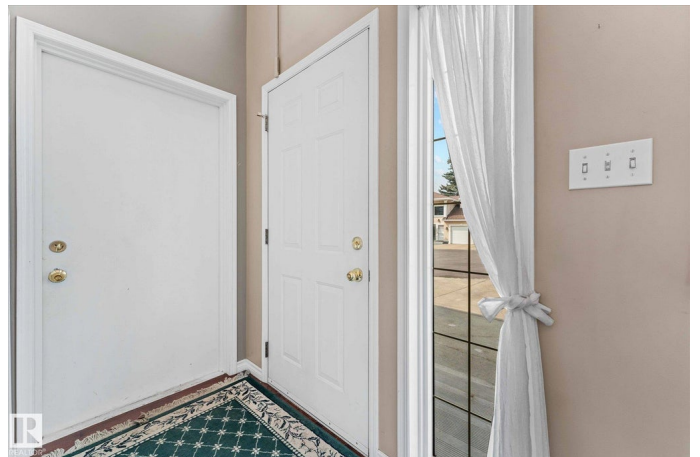
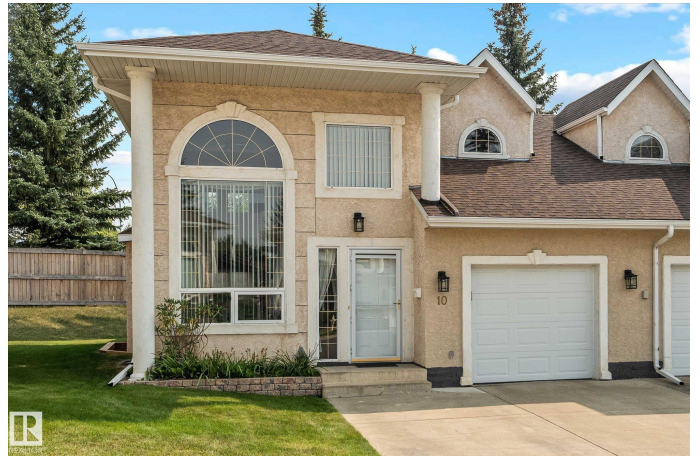
Forest Lawn (St. Albert), St. Albert, AB

Discover this luxurious end-unit townhouse in the highly sought-after Fraser Estates, a community designed for those 18 and older. Sunlight pours into the home's living room through numerous windows, highlighting the dramatic 20-foot ceilings and creating a bright, airy atmosphere. This spacious residence is perfect for singles or couples, offering a large master bedroom and an expansive loft that provides a flexible living space. Inside, you'll find a host of high-end upgrades, including a gourmet kitchen with granite countertops, rich dark hardwood floors throughout, and a beautifully renovated en suite with a walk-in shower. Modern comforts like air conditioning, updated lighting and a single attached garage with an extra wide driveway that accommodates 2 vehicles complete this exceptional home. With board approval, your pets are also welcome to enjoy the sunny, south-facing backyard. This isn't just a home; it's a statement of style and comfort in one of St. Albert's most desirable condo communities.

Built in 1996

Essential Information

MLS® #	E4456447
Price	\$349,900
Bedrooms	1



Bathrooms	2.00
Full Baths	2
Square Footage	1,322
Acres	0.00
Year Built	1996
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	10 4 Fraser Drive
Area	St. Albert
Subdivision	Forest Lawn (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 6P1

Amenities

Amenities	Air Conditioner, Deck, No Smoking Home, Parking-Visitor
Parking Spaces	3
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garburator, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Flat Site, Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 5th, 2025
Days on Market	16
Zoning	Zone 24
Condo Fee	\$415

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 21st, 2025 at 7:47pm MDT