

## \$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

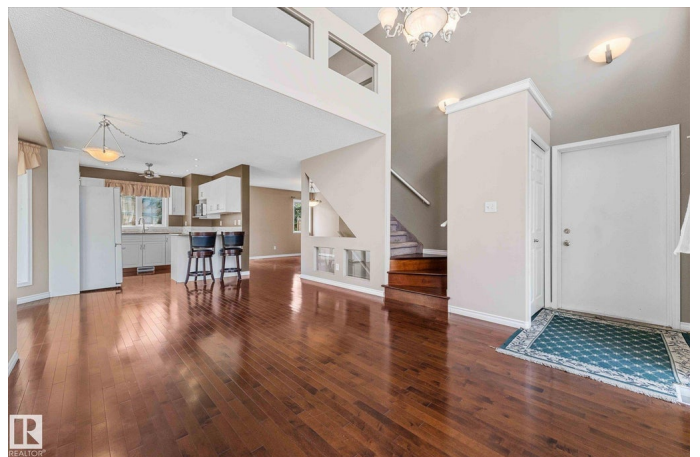
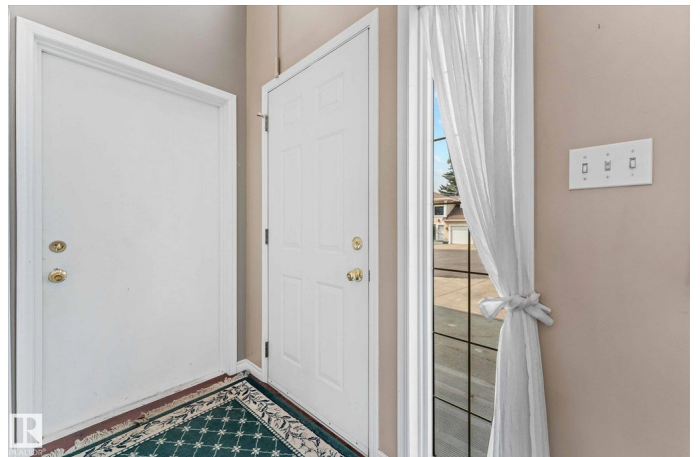
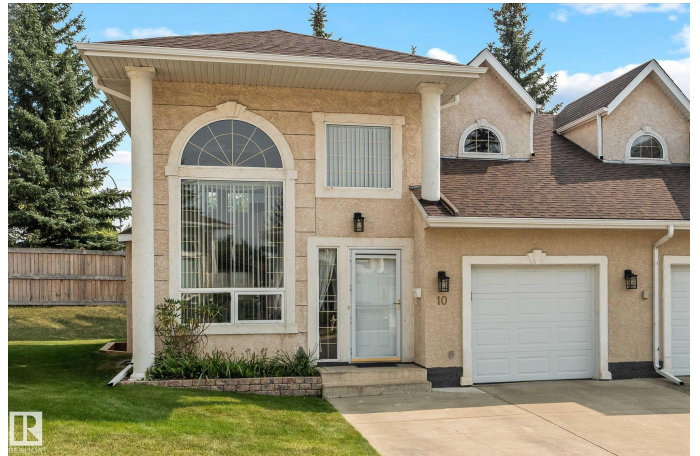
Forest Lawn (St. Albert), St. Albert, AB

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 | 45                  |
| Zoning         | Zone 24             |
| Condo Fee      | \$415               |

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Listing information last updated on October 20th, 2025 at 6:17pm MDT