

## \$250,000 - 14 30 Oak Vista Drive, St. Albert

MLS® #E4432766

**\$250,000**

2 Bedroom, 2.00 Bathroom, 886 sqft

Condo / Townhouse on 0.00 Acres

Oakmont, St. Albert, AB

Welcome to this beautifully maintained 886 sq ft bungalow carriage home with a single detached garage + 1 outdoor parking stall in the heart of Oakmont – a warm, family-friendly neighborhood just steps from the scenic Sturgeon River. Bright open-concept layout featuring a spacious living and dining area with a large, well-appointed kitchen with generous storage. This home offers two good sized bedrooms, including the primary suite with a walk-in closet and an ensuite complete with a top of the line "safe step" walk-in tub/shower. Nice patio with plenty of green space. Upgrades include brand-new quartz countertops throughout, modern bathroom fixtures, a new water softener, and a new hot water tank – ensuring comfort and peace of mind. Tucked away in a quiet location with peaceful treetop views, this home is surrounded by nature and walking trails, perfect for those who love the outdoors. An exceptional property that combines comfort, convenience, and value – don't miss this one!

Built in 2009

### Essential Information

MLS® # E4432766

Price \$250,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 886               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |
| Style          | Bungalow          |
| Status         | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 14 30 Oak Vista Drive |
| Area        | St. Albert            |
| Subdivision | Oakmont               |
| City        | St. Albert            |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8N 3T1               |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., No Smoking Home, Parking-Plug-Ins, See Remarks |
| Parking Spaces | 2   |
| Parking        | Single Garage Detached, Stall                                 |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 5                |
| Zoning         | Zone 24          |
| Condo Fee      | \$333            |

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Listing information last updated on April 30th, 2025 at 9:17am MDT