

## \$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	2
Zoning	Zone 24
Condo Fee	\$333

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 April 27th, 2025 at 3:17am MDT