

Courtesy Of Ryan R Sellers Of RE/MAX Real Estate

## \$399,800 - 8 30 Oak Vista Drive, St. Albert

MLS® #E4426456

**\$399,800**

3 Bedroom, 3.00 Bathroom, 1,580 sqft  
Condo / Townhouse on 0.00 Acres

Oakmont, St. Albert, AB

Enjoy modern living in this beautiful 1579 SqFt home in the highly desirable neighbourhood of Oakmont! Step in & be greeted by a spacious entry way that leads you into the open concept main floor, perfect for entertaining guests. The kitchen is a chef's dream w/plenty of space, pantry, high end finishings & breakfast bar. Dining area with a sliding glass door leads to your yard space w/a deck – a great space for relaxing! Upstairs, the primary suite offers a spa-like ensuite & walk-in closet, while two more generous bdrms & another full bath are nearby. Upstairs laundry adds convenience! Fully finished basement provides an ideal retreat - whether it's a movie night or simply having some quiet space w/a massive rec room, bathroom & tons of storage. Located just steps from the Red Willow Trail System, river valley & botanical gardens. CONDO FEE INCLUDES WATER/SEWER/GARBAGE & lawn care & snow shovelling are also taken care of for you! Double attached garage, luxurious touches throughout & space for everyone!

Built in 2008

### Essential Information

MLS® # E4426456

Price \$399,800



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 2                 |
| Square Footage | 1,580             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 8 30 Oak Vista Drive |
| Area        | St. Albert           |
| Subdivision | Oakmont              |
| City        | St. Albert           |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8N 3T1              |

### **Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Deck                              |
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Landscaped, No Back Lane, Playground Nearby, River Valley View, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

Date Listed March 19th, 2025

Days on Market 36

Zoning Zone 24

Condo Fee \$516

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Listing information last updated on April 24th, 2025 at 12:47pm MDT