

## \$388,800 - 30 Oak Vista Drive, St. Albert

MLS® #E4438378

**\$388,800**

3 Bedroom, 3.00 Bathroom, 1,580 sqft

Condo / Townhouse on 0.00 Acres

Oakmont, St. Albert, AB

Looking to right-size your next home without compromise? This beautifully designed 3-bed townhouse in prestigious Oakmont offers 1,579 SqFt of low-maintenance luxury with a double garage & gorgeous primary ensuite with separate soaker tub. The open-concept main floor is perfect for hosting dinner parties or quiet evenings in. Get creative in the spacious well-equipped kitchen, elegant finishes, a pantry & mega eating/breakfast bar-room for 4+ ppl. Step outside to your private deck, an ideal spot for morning coffee or an apres glass of wine. Upstairs, the serene primary suite features a spa-like 5pce ensuite & walk-in closet, plus 2 more versatile bedrooms, a laundry area & 4pce bath. The finished basement offers tons of space for entertaining: a rec room, a bar area, bath(future shower roughed-in) & storage. Enjoy peace of mind with CONDO FEES INCLUDE WATER/SEWER/GARBAGE, LANDSCAPE & SNOW REMOVAL. Steps from Red Willow trails & the St. Albert Botanic Park, the lifestyle upgrade you've been waiting for.

Built in 2008

### Essential Information

MLS® # E4438378

Price \$388,800



|                |                   |
|----------------|-------------------|
| 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     | 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    | May 24th, 2025 |
| Days on Market | 4              |
| Zoning         | Zone 24        |
| Condo Fee      | \$516          |

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Listing information last updated on May 28th, 2025 at 8:47pm MDT