

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	17
Zoning	Zone 24
Condo Fee	\$516

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 5th, 2025 at 4:47am MDT