

## \$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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