

## \$525,000 - 23 Oakmont Drive, St. Albert

MLS® #E4436940

**\$525,000**

4 Bedroom, 3.00 Bathroom, 1,301 sqft

Single Family on 0.00 Acres

Oakmont, St. Albert, AB

Welcome Home! This beautiful property is in the highly desirable neighbourhood of Oakmont. This well maintained 4 level split has 4 generously sized bedrooms and 3 well appointed bathrooms including a jetted, walk in tub in the primary bedroom. Enjoy the warmth of the gas fireplace in the family room and the beautiful backyard that boasts a lovely deck, a good sized landscaped yard and a gas BBQ hookup. Perfect for hosting dinner parties and family gatherings. Upgrades in the last 5 years include kitchen upgraded with refaced cabinets and new counters, the deck redone, new vinyl plank flooring throughout and freshly painted. The basement is fully finished providing ample storage & the double garage is attached & heated for your convenience.

Built in 1994

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4436940  |
| Price          | \$525,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,301     |
| Acres          | 0.00      |
| Year Built     | 1994      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 4 Level Split          |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 23 Oakmont Drive |
| Area        | St. Albert       |
| Subdivision | Oakmont          |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 6K6          |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Deck                           |
| Parking Spaces | 2                              |
| Parking        | Double Garage Attached, Heated |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### School Information

|            |             |
|------------|-------------|
| Elementary | Lois E Hole |
| Middle     | Lorne Akins |
| High       | Paul Kane   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 32             |
| Zoning         | Zone 24        |

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Listing information last updated on June 17th, 2025 at 7:32pm MDT