

## \$459,000 - 11 Oakview Crescent, St. Albert

MLS® #E4441179

**\$459,000**

4 Bedroom, 3.00 Bathroom, 1,115 sqft

Single Family on 0.00 Acres

Oakmont, St. Albert, AB

Nestled in the heart of Oakmont—one of the most desirable and family-friendly communities—this warm and inviting 4 bed, 2.5 bath home is perfect for families! A bright front sitting room with vaulted ceilings welcomes you in. The living room flows into the bright, spacious kitchen... Ideal for everyday living and entertaining. Upstairs features 3 bedrooms, including the primary with ensuite, plus an additional bedroom in the lower level. Enjoy central A/C, a double attached garage, and a fully landscaped yard. Close to parks, schools, and trails—this Oakmont gem won't last!

Built in 1996

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4441179               |
| Price          | \$459,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,115                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11 Oakview Crescent |
| Area        | St. Albert          |
| Subdivision | Oakmont             |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 6H8             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Vaulted Ceiling |
| Parking   | Double Garage Attached                 |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Partial, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 9              |
| Zoning         | Zone 24        |

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Listing information last updated on June 16th, 2025 at 6:02am MDT