

Courtesy Of Stefani F Schell Of RE/MAX Elite

## \$824,900 - 86 Oak Vista Drive, St. Albert

MLS® #E4445474

**\$824,900**

5 Bedroom, 3.50 Bathroom, 2,311 sqft

Single Family on 0.00 Acres

Oakmont, St. Albert, AB

Welcome to this beautiful FULLY FINISHED 2 Storey Oakmont home, custom built by Sarasota & BACKING A PARK! The main floor features an open concept living area w/ large kitchen w/ granite countertops & a walk-through pantry, living room w/ surround sound & gas fireplace and a sun filled dining space w/ access to your professionally landscaped backyard. Completing this level is a 2 pce bath & mudroom w/ access to your oversized HEATED TRIPLE GARAGE w/ bay door to the backyard. Upstairs hosts a bonus room, laundry room + 4 BEDROOMS incl. the primary suite w/ walk-in closet & 5 pce ensuite. The basement is fully finished w/ HEATED FLOORS, a 5th bedroom, beautiful 4 pce bathroom w/ air tub/shower, family room & large utility room w/ plenty of storage space. Other upgrades incl: A/C, Full home wrapped Gemstone permanent lighting, irrigation system, concrete patio, beautiful mature landscaping & more! Fantastic St. Albert location, close to the river, shopping, parks & the Shops of Boudreau!

Built in 2008

### Essential Information

MLS® # E4445474

Price \$824,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,311                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 86 Oak Vista Drive |
| Area        | St. Albert         |
| Subdivision | Oakmont            |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 3K4            |

### Amenities

|                |                                                                                                                                                                                          |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, Patio, Smart/Program. Thermostat, Sprinkler Sys-Underground, Vinyl Windows |
| Parking Spaces | 6                                                                                                                                                                                        |
| Parking        | Heated, Triple Garage Attached                                                                                                                                                           |

### Interior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                            |
| Fireplaces        | Insert, Mantel, Tile Surround                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                 |

**Exterior**

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                             |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, No Through Road, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                               |
| Construction      | Wood, Brick, Vinyl                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                             |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 53             |
| Zoning         | Zone 24        |

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Listing information last updated on August 25th, 2025 at 8:02am MDT