

Courtesy Of Stefani F Schell Of RE/MAX Elite

## \$849,900 - 86 Oak Vista Drive, St. Albert

MLS® #E4445474

**\$849,900**

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 \$849,900



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	12
Zoning	Zone 24

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Listing information last updated on July 15th, 2025 at 11:32am MDT