

## \$564,800 - 9 Oakland Way, St. Albert

MLS® #E4449290

**\$564,800**

3 Bedroom, 3.00 Bathroom, 1,149 sqft

Single Family on 0.00 Acres

Oakmont, St. Albert, AB

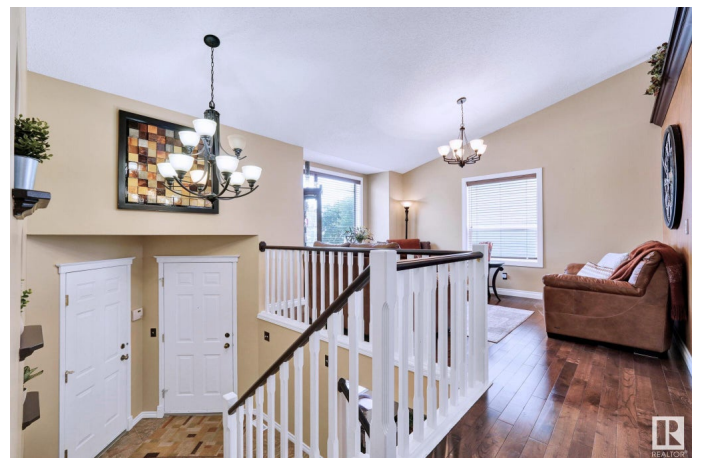
Executive living in beautiful Oakmont! This meticulously cared for home blends luxury & style in a sought-after neighborhood. From the moment you walk in youâ€™re welcomed by soaring ceilings & an inviting layout that feels like home. The main floor features a spacious living room, dining area & a stunning kitchen with quartz counters - perfect for entertaining or cozy family meals. Upstairs offers 2 large bdrms including a serene primary suite w/walk-in closet & 4-pce ensuite w/a jetted tub. The 2nd bdrm is ideal for guests or kids w/ its own door to the 4 pce bath nearby. Downstairs the bright bsmt w/ oversized windows showcases a massive rec room, 3rd bdrm, another full bath & tons of storage. Step outside to your backyard oasis w/covered deck, a 2nd lower level deck, remote controlled patio shades, lush trees, low-maintenance landscaping & separate patio area. Enjoy peace of mind with upgrades: A/C, under deck storage & a double attached garage. Move in & enjoy the lifestyle youâ€™ve been dreaming of!

Built in 1998

### Essential Information

MLS® # E4449290

Price \$564,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,149                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 9 Oakland Way |
| Area        | St. Albert    |
| Subdivision | Oakmont       |
| City        | St. Albert    |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T8N 6M4       |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Air Conditioner, Vaulted Ceiling, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                        |
| Parking        | Double Garage Attached                                   |

### Interior

|                   |                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                          |
| Stories           | 2                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                                                     |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                   |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Vinyl              |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 24         |

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Listing information last updated on August 3rd, 2025 at 6:02am MDT