

Courtesy Of Kat Sieg Of Sable Realty

## \$249,900 - 23 30 Oak Vista Drive, St. Albert

MLS® #E4463724

**\$249,900**

2 Bedroom, 1.00 Bathroom, 1,005 sqft  
Condo / Townhouse on 0.00 Acres

Oakmont, St. Albert, AB

Welcome to Oakmont, one of St. Albert's most sought-after communities! This pet-friendly building offers peaceful living surrounded by nature, with stunning treed-in walking trails right outside your door. Enjoy your morning coffee or evening sunsets from your west-facing balcony with a view, complete with a private, enclosed storage room, perfect for keeping outdoor gear tucked away. You'll love the quiet atmosphere, great neighbours, and the convenience of enclosed parking right outside your unit. No brushing snow off your car in winter! Located just minutes from top amenities: 5 min to the hospital, 7 min to Costco, and 4 min to "The Shops at Boudreau" featuring the Italian Market, restaurants, and more. Inside, this immaculately maintained, one-owner home features 9-ft ceilings, an open-concept kitchen, dining, and living space, 2 spacious bedrooms, and a 4-piece bath. Carpets and the entire home have just been professionally cleaned. Move in and enjoy low-maintenance living in beautiful Oakmont.

Built in 2009

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4463724  |
| Price  | \$249,900 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,005             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 23 30 Oak Vista Drive |
| Area        | St. Albert            |
| Subdivision | Oakmont               |
| City        | St. Albert            |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8N 3T1               |

### Amenities

|                |                                                                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Storage-In-Suite, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                       |
| Parking        | Single Garage Detached                                                                                                                                  |

### Interior

|              |                                                                                                          |
|--------------|----------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                |
| Fireplace    | Yes                                                                                                      |
| Fireplaces   | Three Sided                                                                                              |
| Stories      | 1                                                                                                        |
| Has Basement | Yes                                                                                                      |
| Basement     | None, No Basement                                                                                        |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Ravine View, Shopping Nearby, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                               |
| Construction      | Wood, Vinyl                                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                             |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 12                 |
| Zoning         | Zone 24            |
| Condo Fee      | \$362              |

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Listing information last updated on November 9th, 2025 at 5:02pm MST