

Courtesy Of Ryan J Boser Of Sarasota Realty

## \$999,900 - 30 Orchard Crest, St. Albert

MLS® #E4440605

**\$999,900**

4 Bedroom, 3.00 Bathroom, 2,652 sqft

Single Family on 0.00 Acres

Oakmont, St. Albert, AB

Welcome to 30 Orchard Crt!!! This stunning reverse walk-out 2 story boasts over 3,000 sqft of developed space, 4 BEDROOMS UP & is located in the premier Orchards of Oakmont area. Open concept main floor w/ hardwood flooring & ceramic tile through out. Dream kitchen with granite counters, gas countertop stove, stainless steel appliances, double oven, huge island, big pantry plus butler pantry leading to the separate dining room. Loads of natural light pouring in via the many windows and exquisite transoms. Main floor den/office. Primary is spacious w/ 5pc ensuite and walk in closet. The upper level features 3 more bedrooms, 4pc bath, laundry and bonus space. Downstairs offers big rec room, wet bar, 2pc bath and locker room style cubbies for the entire family! O/S HEATED CAR GARAGE (almost a quad!). The backyard is huge w/ an O/S deck overlooking your custom fire pit area and green space w/ numerous mature trees and shrubs!! Amazing location steps from the river valley, trails, parks and shops of Boudreau!!

Built in 2015

### Essential Information

MLS® # E4440605

Price \$999,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 2,652                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 30 Orchard Crest |
| Area        | St. Albert       |
| Subdivision | Oakmont          |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 4K2          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Wet Bar, See Remarks |
| Parking Spaces | 5  |
| Parking        | Heated, Over Sized, Triple Garage Attached                       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 24        |

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Listing information last updated on June 16th, 2025 at 6:32pm MDT