# \$579,900 - 11 Hanratty Point(e), St. Albert

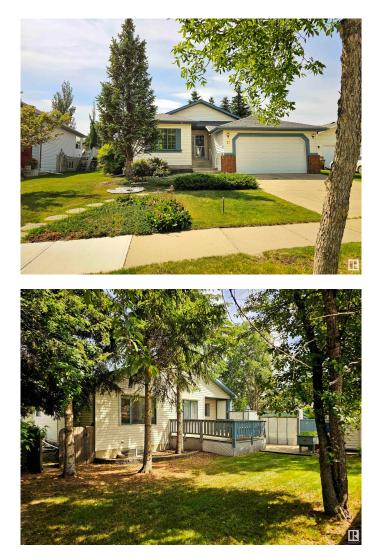
MLS® #E4440976

#### \$579,900

4 Bedroom, 3.00 Bathroom, 1,475 sqft Single Family on 0.00 Acres

Heritage Lakes, St. Albert, AB

Beautifully updated 4-bedroom bungalow (3 up, 1 down) on a private 6,400+ sq ft cul-de-sac lot in Heritage Lakesâ€"just steps from parks and trails. Freshly painted (2025) and available for immediate possession, this home features vaulted ceilings, wide accessible hallways, vinyl plank flooring, and an open-concept layout. The bright kitchen offers custom white cabinetry, quartz countertops, corner pantry, and a large island overlooking the living room with gas fireplace. A sunny dining nook opens to a west-facing, treed backyard with a large deckâ€"perfect for relaxing or entertaining. The primary suite includes a spa-like ensuite and walk-in closet. The finished basement offers a 4th bedroom, full bath, family room, cold room, and large storage/workshop space. Additional highlights: brand-new basement carpet/baseboards (2025), heated double garage, PET FREE, two sheds, A/C, and newer roof (2020). A turnkey gem in a prime location!





Built in 1996

#### **Essential Information**

MLS® #	E4440976
Price	\$579,900
Bedrooms	4
Bathrooms	3.00

Full Baths	3
Square Footage	1,475
Acres	0.00
Year Built	1996
Туре	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

## **Community Information**

Roof

Asphalt Shingles

Address	11 Hanratty Point(e)	
Area	St. Albert	
Subdivision	Heritage Lakes	
City	St. Albert	
County	ALBERTA	
Province	AB	
Postal Code	T8N 6B5	
Amenities		
Amenities	Air Conditioner, Deck, Vaulted Ceiling	
Parking Spaces	4	
Parking	Double Garage Attached, Heated, Over Sized	
Interior		
Interior Features	ensuite bathroom	
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings	
Heating	Forced Air-1, Natural Gas	
Fireplace	Yes	
Fireplaces	Mantel	
Stories	2	
Has Basement	Yes	
Basement	Full, Finished	
Exterior		
Exterior	Wood, Stone, Vinyl	
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby	

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date ListedJune 6th, 2025Days on Market11ZoningZone 24

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 3:32pm MDT