

Courtesy Of Ryan J Boser Of Sarasota Realty

## \$979,900 - 30 Orchard Crest, St. Albert

MLS® #E4440605

**\$979,900**

4 Bedroom, 3.00 Bathroom, 2,652 sqft

Single Family on 0.00 Acres

Oakmont, St. Albert, AB

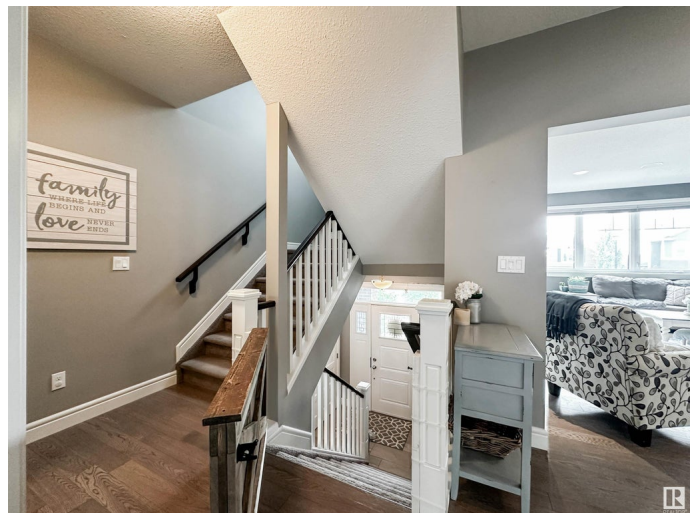
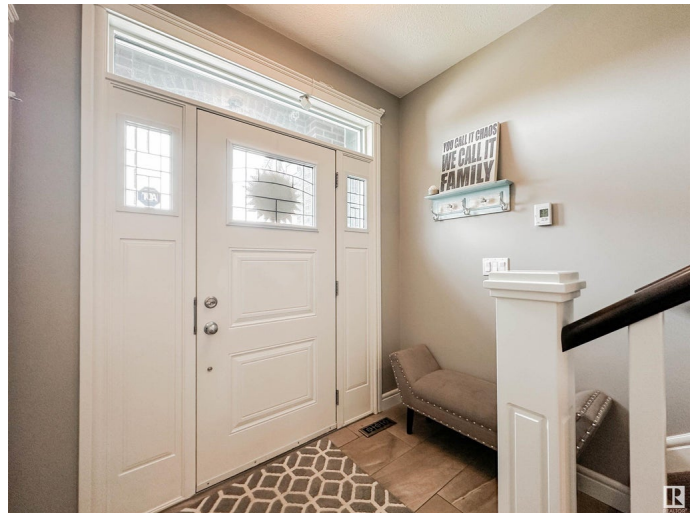
Welcome to 30 Orchard Crt!!! This stunning reverse walk-out 2 story boasts over 3,000 sqft of developed space, 4 BEDROOMS UP & is located in the premier Orchards of Oakmont area. Open concept main floor w/ hardwood flooring & ceramic tile through out. Dream kitchen with granite counters, gas countertop 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 \$979,900



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	33
Zoning	Zone 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 July 7th, 2025 at 11:32pm MDT