

## \$774,900 - 43 Olivier Close, St. Albert

MLS® #E4435492

**\$774,900**

3 Bedroom, 2.50 Bathroom, 1,640 sqft

Single Family on 0.00 Acres

Oakmont, St. Albert, AB

GREAT ROOM BUNGALOW BACKING THE PARK. Located in the heart of Oakmont on a quiet cres., this 1639sqft forced walkout bungalow with almost 3000sqft of living space is a stones throw from the river trail system. Main floor features include Vaulted ceilings, sundrenched great room with feature fireplace & built in entertainment center, hardwood flooring, large granite kitchen with huge breakfast bar island, Stainless Steel appliances, banks of cupboards and cabinets, walkthrough pantry, large eating nook with direct access to your 2 tiered composite deck, large office with built-in desk, laundry area & the primary bedroom with park view, walk-in closet and 5 piece ensuite. The lower level hosts 2 more bedrooms, banks of windows, large recreation room with built in entertainment center, games area & a card nook with wet bar and built-ins & access to your private walkout patio great FOR BBQ & family fun. Oversized garage, in-ground sprinkler system, radiant in floor heating with direct park & playground access

Built in 2004

### Essential Information

MLS® # E4435492

Price \$774,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,640
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	43 Olivier Close
Area	St. Albert
Subdivision	Oakmont
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7H7

### Amenities

Amenities	Air Conditioner, Deck, Fire Pit, Patio, Sprinkler Sys-Underground, Vaulted Ceiling, Walkout Basement, Wall Unit-Built-In, Wet Bar
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, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount, Wet Bar
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	3
Zoning	Zone 24

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Listing information last updated on May 12th, 2025 at 12:32am MDT