



St. Albert 24 Oakmont LP: \$625,000
6 OLIVIER CL SP: ACTIVE

List ID #: E4298175 **Type:** Detached Single Family
DOM: 14 **Style:** 2 Storey
Rms Abv Gd: 7 **Year Blt:** 1999
Bedrms: Above: 3 Ttl: 4 **Basement:** Full
Baths: 3 / 1 **Bsmt Dev:** Fully Finished
Total Flr (SF): 1,797.91 **Total Flr (M):** 167.03

This beautiful Oakmont home is just steps from the river and trail system! Custom built with a vaulted double-high living room, and fully renovated with high-end finishes throughout, a home this exceptional is a rare find. The kitchen is renovated with modern cabinets and appliances, plus a farmhouse sink and large island. The unique dining and living rooms offer soaring vaulted ceilings and enormous windows. The main floor also includes a den that could be an office or formal dining room, plus a half bath, laundry and heated double garage. Upstairs you'll find 3 bedrooms and 2 fully renovated baths, including a master with a walk-in closet and a luxurious ensuite with in-floor heating and dual sinks. The basement offers a spacious family room, bedroom and full bath, all with cork flooring. Outside you'll find charming mature landscaping, along with a two-level composite deck and a gazebo. Other recent upgrades include: Furnace, A/C, tankless hot water, attic insulation, roof, solar panels and much more.

Directions:

Virtual Tour: <https://vimeo.com/718003674> **Brochure:** <http://www.6-olivierclose.com/>

1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	45	Negotiable	Level	Mtr2	SqFt
Full Baths:	0	1	0	2	0	0	Occupancy:	Seller	Main:	90.97	979.20
Ensuite		0	0	1	0	0			Upper:	76.06	818.71
Add Rms:	0	Finished Lvl:			3		Garage Dim:		AbGd:		
Fpl:	Yes	Fpl Fuel:			Gas		Elem Schl:	Keenooshayo	Lowr:		
Fpl Type:	Mantel						Jr High Schl:	Lorne Akins School	BIGd:		
Parking:	Double Garage Attached, Heated						High Schl:	Paul Kane School	Total A.G.	167.03	1,797.91

Living Rm:	5.19x3.79	M	Primary Bdrm:	3.94x3.87	U
Dining Rm:	3.72x3.00	M	Bedrm 2:	3.27x3.24	U
Kitchen:	3.58x3.40	M	Bedrm 3:	3.20x3.00	U
Family Rm:	7.87x3.62	B	Bedrm 4:	3.79x3.15	B
Den:	3.96x3.39	M	Laundry Room	2.58x1.70	M
Bonus Rm			Second Den	2.82x1.78	B

Flooring: Ceramic Tile, Cork Flooring, Hardwood **Foundation:** Concrete
Construct: Wood Frame **Heat Type:** Forced Air-1
Roof: Asphalt Shingles **Heat Fuel:**
Exterior: Stucco **Remodel:**
Site Infl: Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby, See Remarks **Amen/Features:** Air Conditioner, Deck, Gazebo, Hot Water Tankless, Insulation-Upgraded, No Smoking Home, Vaulted Ceiling, See Remarks

Goods Incl: Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See **Restrict:** None Known

Warranty: **Goods Excl:** Bookshelves in basement, Garage cabinets and
Front Expos: Northwest **Condo/HOA:** **Condo:** **HOA:**
Prop Class: Single Family
Condo Name:
Prk Encl/TTL: 2 / 4 /

Lot Sq (M):	464.80	Lot Dimen:	
Frontage (M):		Lot Shape:	Rectangular
Depth (M):		Zoning:	
Conform:		Front Expos:	Northwest
Taxes:	\$5,064.79 Tax Yr: 2021	Local Improv:	/Yr: