

## \$649,900 - 6 Overton Place, St. Albert

MLS® #E4431060

**\$649,900**

4 Bedroom, 3.50 Bathroom, 2,379 sqft

Single Family on 0.00 Acres

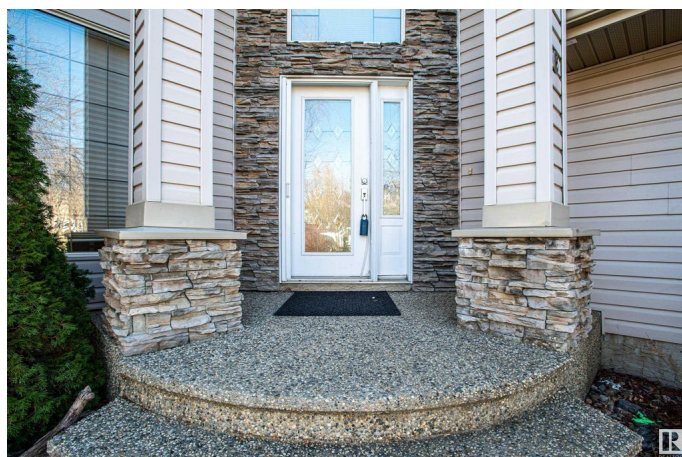
Oakmont, St. Albert, AB

This is a terrific opportunity! Nearly 2,400 square feet of majestic home with a fully developed WALK-OUT basement. Located on a quiet street in the heart of Oakmont, close to trails and the Sturgeon River. This home boasts 2 furnaces with AC, a quiet street, and terrific curb appeal. You'll love the large rooms and spaces, welcoming feel, and WALK THROUGH PANTRY. It's obvious that whomever designed this house hit a home run. The 1 word that comes to mind when touring this home is LIGHT. There's so much natural light on all levels, you're going to absolutely LOVE living here.

Built in 2000

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4431060               |
| Price          | \$649,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,379                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6 Overton Place |
| Area        | St. Albert      |
| Subdivision | Oakmont         |
| City        | St. Albert      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8N 6W9         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Vinyl Windows, Walkout Basement |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Stucco   |
| Exterior Features | Fenced, Landscaped, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Stucco   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 6                |

## Zoning

## Zone 24

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Listing information last updated on April 19th, 2025 at 10:18pm MDT