

## \$589,900 - 11 Hanratty Point(e), St. Albert

MLS® #E4426278

**\$589,900**

4 Bedroom, 3.00 Bathroom, 1,475 sqft

Single Family on 0.00 Acres

Heritage Lakes, St. Albert, AB

Stunning 4-bedroom, air-conditioned bungalow located on a private cul-de-sac in the heart of the desirable neighborhood of Heritage Lakes mere steps from parks and trails. Freshly painted (2025), open-concept main floor features soaring vaulted ceilings, wide accessible hallways, modern vinyl plank flooring, and a chef's kitchen with custom white cabinetry, upgraded quartz countertops, corner pantry and large central island that overlooks spacious living room w/ a tile-surround gas fireplace. Sun swept eating nook leads to a west-facing private treed yard with a large deck. The primary retreat offers a spa-like ensuite and walk-in closet. The lower level includes a 4th bedroom, full bathroom, family room, cold room, and expansive storage perfect for a workshop. Additional features: brand-new basement carpeting & baseboards (2024), heated double garage, two sheds, and newer roof (2020). This beautiful bungalow combines elegance, convenience, and functionality, making it a perfect home for any family.

Built in 1996

### Essential Information

MLS® # E4426278

Price \$589,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,475
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

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
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	32
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 April 19th, 2025 at 12:32pm MDT