# \$579,900 - 11 Hanratty Point(e), St. Albert

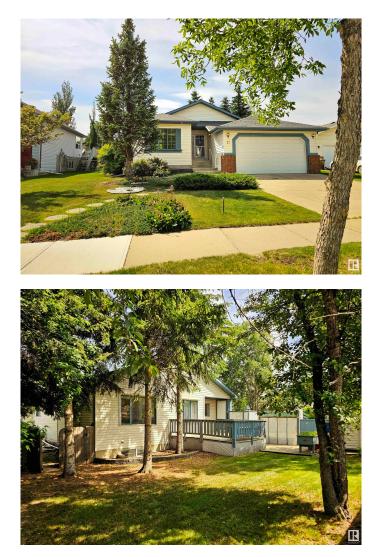
MLS® #E4440976

#### \$579,900

4 Bedroom, 3.00 Bathroom, 1,475 sqft Single Family on 0.00 Acres

Heritage Lakes, St. Albert, AB

Beautifully updated 4-bedroom bungalow (3 up, 1 down) on a private 6,400+ sq ft cul-de-sac lot in Heritage Lakesâ€"just steps from parks and trails. Freshly painted (2025) and available for immediate possession, this home features vaulted ceilings, wide accessible hallways, vinyl plank flooring, and an open-concept layout. The bright kitchen offers custom white cabinetry, quartz countertops, corner pantry, and a large island overlooking the living room with gas fireplace. A sunny dining nook opens to a west-facing, treed backyard with a large deckâ€"perfect for relaxing or entertaining. The primary suite includes a spa-like ensuite and walk-in closet. The finished basement offers a 4th bedroom, full bath, family room, cold room, and large storage/workshop space. Additional highlights: brand-new basement carpet/baseboards (2025), heated double garage, PET FREE, two sheds, A/C, and newer roof (2020). A turnkey gem in a prime location!





Built in 1996

#### **Essential Information**

| MLS® #    | E4440976  |
|-----------|-----------|
| Price     | \$579,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |

| Full Baths     | 3                      |
|----------------|------------------------|
| Square Footage | 1,475                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |
|                |                        |

## **Community Information**

Roof

Asphalt Shingles

| 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   |  |

| Construction | Wood, Stone, Vinyl |
|--------------|--------------------|
| Foundation   | Concrete Perimeter |

### **Additional Information**

Date ListedJune 6th, 2025Days on Market10ZoningZone 24

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Listing information last updated on June 16th, 2025 at 11:32am MDT