

## \$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 | 33               |
| Zoning         | Zone 24          |

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Listing information last updated on April 20th, 2025 at 4:02pm MDT