

## \$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 Lakes—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 deck—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
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	June 6th, 2025
Days on Market	10
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 June 16th, 2025 at 4:17pm MDT