



St. Albert

13 Orion CL

Oakmont

T8N 6G2

LP:

SP:

\$534,900

M

Listing ID #	E4502490	ACTIVE	
Building Type	Detached Single Family		
Style	Bi-Level	Sold Date	
Year Built	1992	Bedrooms Above	2
Full Baths	3	Bedrooms Total	4
Half Baths	0	Basement	Full
Total Baths	3.0	Basement Dev	Fully Finished
Tot Flr AG SqFt	1,355.94	Tot Flr AG SqM	125.97

Welcome to this meticulously maintained 1,355 sqft bi-level. Pride of ownership is evident throughout this home featuring a bright living room, dining room, an open kitchen w/quartz countertops, island, newer stainless steel appliances & spacious eating area w/access to the deck w/enclosed storage below. The main floor offers 2 bedrooms, a renovated 4pc bath & updated 3pc ensuite w/quartz countertops. The professionally finished basement boasts 9' ceilings, a cozy fireplace, 2 additional bedrooms, a renovated 4pc bath & a separate laundry room. Outside, the beautifully manicured landscaping offers outstanding privacy & your own peaceful backyard oasis. A heated double attached garage completes this outstanding property. Recent upgrades include flooring, paint, furnace, hot water tank & a/c (all within the last 3 years), triple-pane windows (2024), newer appliances, quartz bathroom countertops & extensive crown/cove mouldings throughout. A truly rare home that must be seen to be appreciated!

Directions

Living Room	4.03x4.02	M	Bedroom 3	1.62x2.71	B	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	2.40x3.22	M	Bedroom 4	4.12x3.79	B	1	3	M	Yes	Main		
Kitchen	4.55x2.58	M	Laundry Room	2.74x2.49	B	2	4	M	No	Upper		
Family Room	11.67x3.72	B				3	4	B	No	Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	5.32x3.83	M				6				Tot Flr AG	125.97	1,355.94
Bedroom 2	3.36x3.82	M				7				# Finished	2	

Heat Source Natural Gas

Heat Type Forced Air-1

Foundation Concrete

Roof Type Asphalt Shingles

Exterior Brick, Vinyl

Flooring Carpet, Linoleum

Features Deck, Wet Bar

Construction Wood Frame

Basement Full / Fully Finished

Separate Ent

2nd Suite No

Garage Suite

Garden Suite

Lot Shape Rectangular

Lot Size SqM

Zoning

Tax Amount \$5,201.85 / 2025

Conform Type

Conform Year

Goods Incl Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings

Goods Excl

Warranty

Fireplace

FP Fuel

FP Type

HOA Y/N No

HOA Fee/Schd /

HOA Fee Incls

Permit By Seller

Permit

Permit

Front Exposure Southeast

F x D (m) x

Site Features Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby

Parking Double Garage Attached

Road Access	Paved Driveway to House	Park Encl/Tot	/	Garage Dim	
Condo Name		Floor Location		Floor#	
Condo Fee	Fee Schedule	#Floors in Build		Elevator	
Fee Includes		Balcony/Terrace		Min Age	
		Titled Storage			
		Parking Type			
		Unit Exposure			