

## \$335,000 - 7 11 Hunchak Way, St. Albert

MLS® #E4449325

**\$335,000**

3 Bedroom, 2.50 Bathroom, 1,966 sqft  
Condo / Townhouse on 0.00 Acres

Heritage Lakes, St. Albert, AB

Welcome to this charming Heritage Lakes townhome, where you can enjoy lush parks just steps away. Experience peaceful suburban living without sacrificing urban amenities, thanks to easy access to the Henday and 170th Street for effortless commuting. The main floor features an open kitchen and dining area with vaulted ceilings and balcony access, filling the space with light. Relax in the living room with a fireplace, overlooking the private backyard and greenspace. The 3 bedrooms are thoughtfully arranged for ultimate privacy, with 1 bedroom and 5-piece bath on the main floor. The primary suite spans the upper level featuring vaulted ceilings that exude character, plus 3 closets and a 4-piece en-suite for added convenience and functionality. The 3rd bedroom is located on the lower level, along with a 2-piece bath, recreation room, backyard walkout access and double-car garage access. Crafted with comfort and style in mind, this townhome seamlessly accommodates every aspect of your lifestyle.

Built in 1996

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4449325  |
| Price  | \$335,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,966             |
| Acres          | 0.00              |
| Year Built     | 1996              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7 11 Hunchak Way |
| Area        | St. Albert       |
| Subdivision | Heritage Lakes   |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 6P2          |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Deck, Patio, Walkout Basement |
| Parking Spaces | 4                             |
| Parking        | Double Garage Attached        |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | Corner                                                                                                                      |
| Stories           | 3                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Fenced, Landscaped, Park/Reserve |
| Roof              | Cedar Shakes                     |
| Construction      | Wood, Vinyl                      |
| Foundation        | Concrete Perimeter               |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 24         |
| Condo Fee      | \$240           |

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Listing information last updated on August 3rd, 2025 at 12:02pm MDT