

## **\$539,900 - 65 Riverside Drive, St. Albert**

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MLS® #E4441631

**\$539,900**

3 Bedroom, 2.50 Bathroom, 1,780 sqft

Single Family on 0.00 Acres

Riverside (St. Albert), St. Albert, AB

Modern & sophisticated half-duplex in charming Riverside, St. Albert. Meticulously maintained, like-new, built by Cami Comfort Homes. Phenomenal location, directly across from Riverside Park w/trails & walking paths that will allow you to discover your magnificent surroundings. Showcases 3 bedrooms, 2.5 baths & bright open concept main floor that will leave you speechless. Luxury vinyl plank flooring, 9ft ceilings, electric F/P & sophisticated kitchen featuring eat-on center island, quartz countertops, pantry, espresso soft-close cabinetry & upscale SS appliances. Back garden door access to your gorgeous fenced southwest-facing yard, complete w/patio, deck w/gazebo & garden beds. Iron spindled railing leads to cozy upper-level family room & convenient laundry room w/shelving. Spacious owner's suite w/great view of park is complimented by spa-like ensuite & WIC. 2 additional jr. rooms & 4 pc bath. Garage with drain is drywalled & painted. Central A/C & vacuum system! CHECK! Truly incredible home. MUST SEE!



Built in 2022

### **Essential Information**

MLS® #                      E4441631

Price                         \$539,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,780
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	65 Riverside Drive
Area	St. Albert
Subdivision	Riverside (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7N6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Patio, Television Connection, Vinyl Windows, HRV System
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 11th, 2025
Days on Market	6
Zoning	Zone 24

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