

## **\$539,000 - 67 Riverside Drive, St. Albert**

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MLS® #E4441569

**\$539,000**

3 Bedroom, 2.50 Bathroom, 1,782 sqft

Single Family on 0.00 Acres

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

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Welcome to a stunning build by Cami Comfort Homes! This 3 bedrooms/ 2.5 bathroom half duplex is a step above the others. Perfectly located on Riverside Drive in St. Albert. Directly across the street from an amazing park and future school. With a magnificent trail system that allows you to explore St.Albert. Immediately when you drive up to this property, you can instantly see what sets it apart from others. As you make your way into the property you will be met with a bright and open floor plan with 9' ceilings. The kitchen is loaded with top of the line stainless steel appliances, quartz counter tops, and soft close cabinets. Making your way to the upper level, you will be met with a very generous sized bonus room! Perfect for any growing family. Down the hall you will have two good sized bedrooms and second floor laundry. Laundry is conveniently located upstairs, and a powder room is included on the main.



Built in 2022

### **Essential Information**

MLS® #	E4441569
Price	\$539,000
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,782
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	67 Riverside Drive
Area	St. Albert
Subdivision	Riverside (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7Y9

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft.,
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Vac
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone
Exterior Features	Fenced, Landscaped, Park/R
Roof	Asphalt Shingles
Construction	Wood, Stone
Foundation	Slab



**Additional Information**

Date Listed	June 10th, 2025
Days on Market	40
Zoning	Zone 24

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