

\$449,900 - 307 Rankin Drive, St. Albert

MLS® #E4429670

\$449,900

1 Bedroom, 1.50 Bathroom, 747 sqft

Single Family on 0.00 Acres

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

Introducing the Metro Bungalow 20 built by Cantiro Homes, offering the convenience & ease of single level 747 sqft of living space. Designed with your lifestyle in mind, this home eliminates stairs, making it perfect for those who value simplicity & ease. The open floor plan enhances the sense of space and invites abundant natural light, creating a welcoming & airy atmosphere throughout this spacious 1 bedroom, 1.5 bath main floor design. The thoughtful design not only features a large kitchen & main living space. Every detail of this home is crafted to ensure a higher quality of lifestyle, blending convenience & elegance. The home includes the following features: elevated Birch interior finishing, 9â€™™ basement, rear double detached garage, front and rear landscaping, fence, deck, and BBQ hookup. The basement development plan features additional 2 beds, large living area ad full bathroom. Just steps away from the river trail and White Spruce trail system, with shopping & amenities within walking distance

Built in 2025

Essential Information

MLS® # E4429670

Price \$449,900

Bedrooms 1



| | |
|----------------|----------------------|
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 747 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Residential Attached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 307 Rankin Drive |
| Area | St. Albert |
| Subdivision | Riverside (St. Albert) |
| City | St. Albert |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8N 7X3 |

Amenities

| | |
|-----------|---|
| Amenities | Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, See Remarks |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, See Remarks |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 7th, 2025 |
| Days on Market | 69 |
| Zoning | Zone 24 |

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