# \$612,900 - 76 Riverhill Crescent, St. Albert

MLS® #E4446670

#### \$612,900

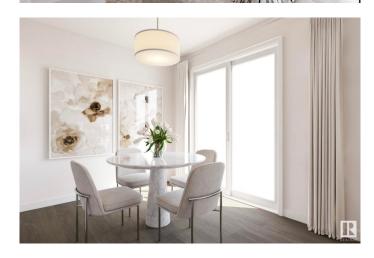
3 Bedroom, 3.00 Bathroom, 1,815 sqft Single Family on 0.00 Acres

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

Introducing the "Bryson― by Master Builder, Homes by Avi. Exceptional design & quality for comfort living. Located in the heart of Riverside St. Albert, a community filled with walking trails & parks plus; all local amenities are just a hop away. Much desired floor plan featuring 3 bedrooms, 3 FULL BATHROOMS (3pc bath on main level) & front flex room (great space for home office/kids' playroom/spare room for generational family living). Welcoming fover transitions to impressive GREAT ROOM adorned with luxury vinyl flooring, electric fireplace, large windows for array of natural light & warm, inviting colour palette. Chef's kitchen is complete with large center island, abundance of soft close cabinetry, quartz countertops throughout, robust appliance allowance & pantry. Upper-level family room is a cozy space for your family to retreat! Owner's suite is complimented by luxurious 5 pc ensuite w/dual sinks, soaker tub, glass shower & WIC. 2 spacious jr. rooms each with WIC. This IS your forever HOME-2-LOVE!!







Built in 2025

## **Essential Information**

MLS® # E4446670 Price \$612,900 Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 1,815

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 76 Riverhill Crescent

Area St. Albert

Subdivision Riverside (St. Albert)

City St. Albert
County ALBERTA

Province AB

Postal Code T8N 8C9

#### **Amenities**

Amenities Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", No Animal Home,

No Smoking Home, Smart/Program. Thermostat, Television Connection,

Vinyl Windows, HRV System

Parking Spaces 4

Parking Double Garage Attached, Front Drive Access

#### Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, Hood Fan, Builder Appliance Credit

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert, Remote Control

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl, Hardie Board Siding

Exterior Features Golf Nearby, Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl, Hardie Board Siding

Foundation Concrete Perimeter

## **School Information**

Elementary Ronald Harvey Elementary

Middle William D. Cuts Junior
High Bellerose Composite

### **Additional Information**

Date Listed July 9th, 2025

Days on Market 18

Zoning Zone 24

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 27th, 2025 at 7:48pm MDT