

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

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., See Remarks |
| Parking Spaces | 2                                           |
| Parking        | Double Garage Attached                      |

### Interior

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

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Wood, Stone                      |
| Exterior Features | Fenced, Landscaped, Park/Reserve |
| Roof              | Asphalt Shingles                 |
| Construction      | Wood, Stone                      |
| Foundation        | Slab                             |

**Additional Information**

Date Listed                June 10th, 2025  
Days on Market        6  
Zoning                    Zone 24

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