

## \$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 foyer 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 | 25             |
| Zoning         | Zone 24        |

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Listing information last updated on August 3rd, 2025 at 8:32am MDT