

## \$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 | 132             |
| Zoning         | Zone 24         |



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