

## \$699,900 - 83 Ratelle Circle, St. Albert

MLS® #E4440695

**\$699,900**

4 Bedroom, 3.00 Bathroom, 1,401 sqft

Single Family on 0.00 Acres

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

Like NEW but EVEN BETTER! This beautiful 1401 sq ft BUNGALOW with an OVERSIZED (23.1' x 23.6') attached double garage offers style and function with 2 bedrooms PLUS a den on the main. The open layout features a chef's kitchen with a large island, pantry, and quartz counters, flowing into a bright living room with electric fireplace and dining area that opens to the deck and fully fenced yard. The primary suite includes a 3 pc ensuite, plus there's a 4 pc main bath and convenient main floor laundry with access to the garage. Downstairs features 9" CEILINGS, a spacious rec room with wet bar, 2 more bedrooms, and plenty of storage. Located in a family-friendly neighbourhood close to parks, trails, and all your favourite amenities!

Built in 2021

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440695  |
| Price          | \$699,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,401     |
| Acres          | 0.00      |
| Year Built     | 2021      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 83 Ratelle Circle      |
| Area        | St. Albert             |
| Subdivision | Riverside (St. Albert) |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 7T8                |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Wet Bar       |
| Parking   | Double Garage Attached, Over Sized |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas                                                                                                    |
| Fireplace         | Yes                                                                                                                          |
| Fireplaces        | Mantel                                                                                                                       |
| Stories           | 2                                                                                                                            |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Full, Finished                                                                                                               |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                  |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Brick, Vinyl                                                                                  |
| Foundation        | Concrete Perimeter                                                                                  |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 5th, 2025 |
|-------------|----------------|

Days on Market 11

Zoning Zone 24

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Listing information last updated on June 16th, 2025 at 5:32pm MDT