

## \$698,000 - 56 Riverhill Crescent, St. Albert

MLS® #E4439511

**\$698,000**

3 Bedroom, 2.50 Bathroom, 2,408 sqft

Single Family on 0.00 Acres

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

The Flair 26 is designed w/ hosting & day to day function in mind. The exterior has a modern elevation, inside the shade interior style brings a clam refined palette. At the front of the home, a dedicated family entrance with built in storage helps keep clutter out of the main living area. Just off the entrance the walk-in pantry leads directly into the central kitchen, where an oversized island anchors the space & offers plenty of room for prep & conversation. At the back of the home, the kitchen flows into a large dinning area & bright living room w/ a full-height glass wall & modern electric fireplace. Off the dinning area a main floor den gives you a separate space that can be used for focus or retreat – away from the main activity of the home. Upstairs a central bonus room creates a gathering place that separates the 2 generously sized bedrooms & primary suite. The Primary bedroom features a large walk-in closet and an ensuite with double sinks and thoughtful finishes.

Built in 2025



### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4439511  |
| Price     | \$698,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,408                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 56 Riverhill Crescent  |
| Area        | St. Albert             |
| Subdivision | Riverside (St. Albert) |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 7X4                |

### Amenities

|           |   |
|-----------|---|
| Amenities | Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, See Remarks |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Flat Site, Level Land, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 29th, 2025

Days on Market                18

Zoning                              Zone 24



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