

# \$499,900 - 32 Resplendent Way, St. Albert

MLS® #E4432327

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,703 sqft  
Single Family on 0.00 Acres

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

Quality Built Home by Award Winning Montorio Homes includes 3 Bedrooms, 2.5 Baths and Upstairs Loft, 9' Ceiling on Main Floor & Luxury Vinyl Plank flooring on the Main Floor, Appliance Allowance, Stylish Quartz Countertops Throughout, High Quality Cabinetry with Soft Close Drawers & Cabinets, Tiled Backsplash and a Generous Sized Pantry. Upstairs you will find the Laundry, a Spacious Primary Suite with a Walk-In Closet and Ensuite. SEPARATE ENTRANCE to the Basement for Future Rental Income Generating Suite. Easy Access to the Anthony Henday, Close to all Amenities, Shopping and Schools. Located minutes away from Big Lake and Lois Hole Centennial Provincial Park, 145 acres of lush forest, extensive parklands, and walking trails.

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432327  |
| Price          | \$499,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,703     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2024                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 32 Resplendent Way     |
| Area        | St. Albert             |
| Subdivision | Riverside (St. Albert) |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 8B3                |

### Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows, See Remarks, HRV System |
| Parking   | Parking Pad Cement/Paved   |

### Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | ensuite bathroom                      |
| Appliances        | Alarm/Security System, Oven-Microwave |
| Heating           | Forced Air-1, Natural Gas             |
| Stories           | 2                                     |
| Has Basement      | Yes                                   |
| Basement          | Full, Unfinished                      |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Back Lane, Flat Site, Level Land, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 8                |

## Zoning

## Zone 24

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 9:32am MDT