

## \$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	16
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 July 25th, 2025 at 7:17am MDT