\$612,900 - 76 Riverhill Crescent, St. Albert

MLS® #E4446670

\$612,900

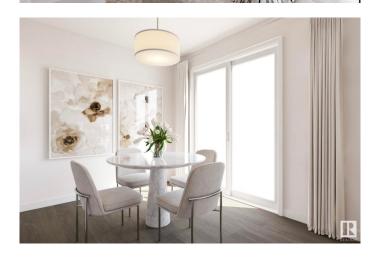
3 Bedroom, 3.00 Bathroom, 1,815 sqft Single Family on 0.00 Acres

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 fover 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 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 July 16th, 2025 at 11:47pm MDT