

## \$457,226 - 307 Rankin Drive, St. Albert

MLS® #E4429670

**\$457,226**

1 Bedroom, 1.50 Bathroom, 747 sqft

Single Family on 0.00 Acres

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

Introducing the Metro Bungalow 20, offering the convenience and ease of single level 747 sq feet of living space. Designed with your lifestyle in mind, this home eliminates stairs, making it perfect for those who value simplicity and ease. The open floor plan enhances the sense of space and invites abundant natural light, creating a welcoming and airy atmosphere throughout this spacious 1 bedroom, 1.5 bath main floor design. The thoughtful design not only features a large kitchen and main living space. Every detail of this home is crafted to ensure a higher quality of lifestyle, blending convenience and elegance. The home includes the following features: elevated Birch interior finishing, 9'™ basement, rear double detached garage, front and rear landscaping, fence, deck, and BBQ hookup. The basement development plan features additional 2 beds, large living area and full bathroom. Just steps away from the river trail and White Spruce trail system, with shopping and amenities within walking distance



Built in 2025

### Essential Information

MLS® # E4429670

Price \$457,226

|                |                      |
|----------------|----------------------|
| Bedrooms       | 1                    |
| Bathrooms      | 1.50                 |
| Full Baths     | 1                    |
| Half Baths     | 1                    |
| Square Footage | 747                  |
| Acres          | 0.00                 |
| Year Built     | 2025                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | Bungalow             |
| Status         | Active               |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 307 Rankin Drive       |
| Area        | St. Albert             |
| Subdivision | Riverside (St. Albert) |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 7X3                |

### Amenities

|           |   |
|-----------|---|
| Amenities | Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached  |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, See Remarks  |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, See Remarks  |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 24         |

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Listing information last updated on April 19th, 2025 at 6:47am MDT