

## **\$529,000 - 43 Rosa Crescent, St. Albert**

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MLS® #E4441584

**\$529,000**

3 Bedroom, 2.50 Bathroom, 1,658 sqft

Single Family on 0.00 Acres

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

LOCATION.....Custom Built 1650 SQFT home offers you Den on Main floor, Bonus room on Second floor plus 3 bedrooms. Separate entrance to basement. Option to develop 2 bedroom legal basement. Built on single family lot. Open floor plan with open to above high ceiling at the front entrance. Huge living room with big windows and 8ft high front entrance door. Electric fireplace with Mantle and wood work. Custom kitchen cabinets with huge dinning area. 12 feet long kitcehn island with Quartz counter top. Soft close doors and drawers with quartz counter tops. Built in appliances option with gas cook top. Three bedrooms on second floor. Master Ensuite with soaker tub and standing custom shower. Under mount sink with premium Quartz counter tops. Upgraded interior finishes with Maple hand rail to the second level. Front veranda with precast concrete stairs. Indent ceilings and feature wall in Master bedroom. Double Car parking pad in the back. High efficiency Furnace and Tank. Much more.....



Built in 2025

### **Essential Information**

MLS® #                      E4441584

Price                        \$529,000

Bedrooms                3

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,658                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 43 Rosa Crescent       |
| Area        | St. Albert             |
| Subdivision | Riverside (St. Albert) |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 8B7                |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Ceiling 9 ft., Deck      |
| Parking   | Parking Pad Cement/Paved |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Hood Fan                  |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Mantel                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                           |
| Exterior Features | Environmental Reserve, Flat Site, Golf Nearby, Park/Reserve, Playground Nearby, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                             |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 24         |

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