

## \$724,900 - 75 Riverhill Crescent, St. Albert

MLS® #E4456829

**\$724,900**

3 Bedroom, 2.50 Bathroom, 2,533 sqft

Single Family on 0.00 Acres

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

BRAND-NEW & SMARTLY DESIGNED FOR TODAY'S MODERN LIVING! Homes By Avi welcomes you to Riverside St. Albert! A community filled with walking trails & parks plus; all local amenities are just a hop away. This home is SPECTACULAR! Prime location backing onto park w/back 10x12 deck. Features 3 bedrooms, 2.5 baths & double garage w/access to walk-thru mudroom/pantry. 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 a masterpiece with double islands, abundance of soft close cabinetry, quartz countertops throughout & robust appliance allowance. Upper-level family room is a cozy space for your family to retreat! Owner's suite with double door entry is your private escape featuring a luxurious 5 pc ensuite w/dual sinks, stand-a-lone soaker tub & massive WIC. 2 spacious jr. rooms each with WIC. Large laundry room with solid MDF shelving & 4 pc bath. OUTSTANDING!!!

Built in 2025

### Essential Information

MLS® # E4456829

Price \$724,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,533                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 75 Riverhill Crescent  |
| Area        | St. Albert             |
| Subdivision | Riverside (St. Albert) |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7N 8E1                |

### Amenities

|                |                                                                                                                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Electric, 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 | Backs Onto Park/Trees, Playground Nearby, Public Transportation, 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 High |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 4                   |
| Zoning         | Zone 24             |

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Listing information last updated on September 13th, 2025 at 6:47pm MDT