

# \$1,159,000 - 37 Rosewood Way, St. Albert

MLS® #E4423145

**\$1,159,000**

3 Bedroom, 2.50 Bathroom, 2,680 sqft

Single Family on 0.00 Acres

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

Its the JAMES Design by award winning home builders UrbanAge Homes! Now available for purchase in Riverside St. Albert!! This FULLY FINISHED WALKOUT is situated on a southeast facing backyard with beautiful naturalized storm pond views. You'll love the planned Hardie, shake and stone exterior finishes! Come enjoy all that this 2680 sq.ft custom 2 Storey w/oversized triple garage equipped with 200 amp service has to offer. The Wow Factor is evident throughout with a 10' island, feature walls, butler pantry, 8" interior doors, wide plank hardwood, walk through mudroom pantry, gas fireplace w/cabinet vanities either side, an upper bonus room, a free-standing tub w/ stylized shower and glass surround, completely solar and EV ready, an in-house sound system, duradek w/aluminum rail and upgraded overhead doors!. Lock in the pricing today, it will be one of your finest acquisitions! Riverside is home to acres of lush forest and countless walking trails. Just minutes away from all conveniences and amenities!!

Built in 2024

## Essential Information

MLS® # E4423145

Price \$1,159,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,680
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	37 Rosewood Way
Area	St. Albert
Subdivision	Riverside (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 8B2

### **Amenities**

Amenities	Walkout Basement
Parking Spaces	7
Parking	Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Masonry
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Hardie Board Siding
----------	----------------------------------

Exterior Features	Backs Onto Park/Trees, Golf Nearby, Not Fenced, Playground Nearby, Public Transportation, Ravine View, River View, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	R Harve/BKennedy
Middle	WD Cuts/VJMalone
High	Bellerose/EcoleSecondaire

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	36
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 April 4th, 2025 at 6:17am MDT