

\$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 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 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	22
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 31st, 2025 at 2:02pm MDT