

## \$974,900 - 116 Rankin Drive, St. Albert

MLS® #E4430091

**\$974,900**

4 Bedroom, 3.50 Bathroom, 2,841 sqft

Single Family on 0.00 Acres

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

True custom living! Over 3,900 SF of finished living space! One of the garage stalls has been converted into a flexible room—perfect for a bedroom, office, home business, or gym. If preferred, it can easily be restored to its original garage space. Step into the impressive open-to-above entrance, where you'll find an array of high-end features. The main floor boasts soaring 10-foot ceilings, wide vinyl plank flooring, quartz countertops, a striking 100-inch electric fireplace, custom cabinetry, a walk-through pantry, and a sleek wall-mounted bathroom faucet. The thoughtful design continues on the second floor, featuring 9-foot ceilings, built-in shelving and closets, a spacious walk-in closet, a luxurious free-standing bathtub, and eye-catching feature walls. The fully finished basement adds even more value, complete with a kitchen area and a second laundry space conveniently located in the mechanical room. With a fully landscaped front and back yard, this home is move-in ready.

Built in 2022

### Essential Information

MLS® # E4430091

Price \$974,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,841
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	116 Rankin Drive
Area	St. Albert
Subdivision	Riverside (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7S7

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Instant, No Smoking Home, See Remarks, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Shopping

	Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	9
Zoning	Zone 24

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