

# **\$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 | 58                  |
| Zoning         | Zone 24             |

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Listing information last updated on April 26th, 2025 at 9:17am MDT