

## \$569,900 - 31 Riviere Terrace, St. Albert

MLS® #E4436594

**\$569,900**

3 Bedroom, 2.50 Bathroom, 1,645 sqft

Single Family on 0.00 Acres

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

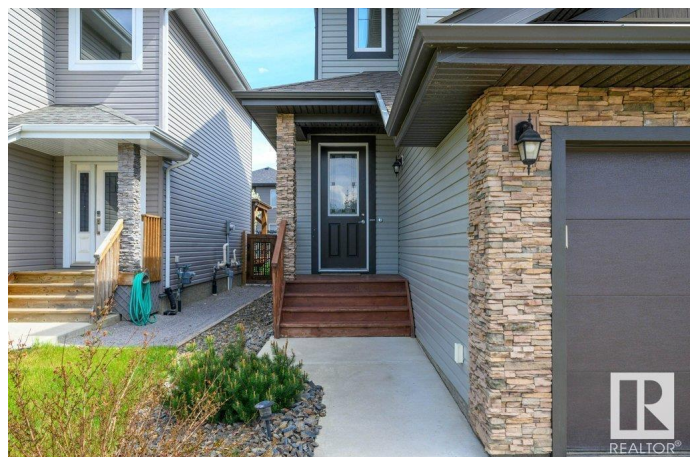
Welcome to 31 Riviere Terrace in vibrant Riverside—where modern living meets comfort and sustainability! This beautifully upgraded home features low-maintenance landscaping with a massive deck, firepit area, and even a putting green—perfect for outdoor enjoyment and entertaining. Eco-conscious buyers will love the added value of solar panels, reducing utility costs year-round. Inside, the gourmet island kitchen impresses with quartz countertops, tiled backsplash, and open flow to the dining area with deck access—great for family meals and summer BBQs. The cozy living room offers a gas fireplace for relaxing evenings. Upstairs, the primary suite includes a walk-in closet and 3pc ensuite with walk-in shower, while two additional bedrooms share a 4pc bath—ideal for growing families. The unfinished basement provides future development potential. Located near parks, trails, schools, and great shopping—this home delivers lifestyle and location in one of St. Albert's™ most popular newer communities!

Built in 2016

### Essential Information

MLS® # E4436594

Price \$569,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,645
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	31 Riviere Terrace
Area	St. Albert
Subdivision	Riverside (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7N9

### Amenities

Amenities	Ceiling 9 ft., Deck, Patio, Vinyl Windows, Solar Equipment
Parking Spaces	4
Parking	Double Garage Attached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	30
Zoning	Zone 24

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Listing information last updated on June 14th, 2025 at 5:17am MDT