

## \$457,226 - 307 Rankin Drive, St. Albert

MLS® #E4429670

**\$457,226**

1 Bedroom, 1.50 Bathroom, 747 sqft

Single Family on 0.00 Acres

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

Introducing the Metro Bungalow 20, offering the convenience and ease of single level 747 sq feet of living space. Designed with your lifestyle in mind, this home eliminates stairs, making it perfect for those who value simplicity and ease. The open floor plan enhances the sense of space and invites abundant natural light, creating a welcoming and airy atmosphere throughout this spacious 1 bedroom, 1.5 bath main floor design. The thoughtful design not only features a large kitchen and main living space. Every detail of this home is crafted to ensure a higher quality of lifestyle, blending convenience and elegance. The home includes the following features: elevated Birch interior finishing, 9'™ basement, rear double detached garage, front and rear landscaping, fence, deck, and BBQ hookup. The basement development plan features additional 2 beds, large living area and full bathroom. Just steps away from the river trail and White Spruce trail system, with shopping and amenities within walking distance



Built in 2025

### Essential Information

MLS® # E4429670

Price \$457,226

Bedrooms	1
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	747
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Residential Attached
Style	Bungalow
Status	Active

### Community Information

Address	307 Rankin Drive
Area	St. Albert
Subdivision	Riverside (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7X3

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, See Remarks
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, See Remarks
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 7th, 2025
Days on Market	13
Zoning	Zone 24

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Listing information last updated on April 20th, 2025 at 6:02am MDT