

## \$499,000 - 309 Rankin Drive, St. Albert

MLS® #E4437610

**\$499,000**

1 Bedroom, 1.50 Bathroom, 892 sqft

Single Family on 0.00 Acres

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

Welcome to the Bungalow Townhome 20 Plus from award winning Cantiro Homes!

Thoughtfully designed for your next chapter, this home offer comfortable, low maintenance living with space where it matters most. At 892sq ft, this bungalow features an expended layout w/ a larger primary bedroom & ensuite, all on the main floor – perfect for single level living. The open-concept kitchen, living, & dining area is filled w/ natural light, ideal for hosting or enjoying quiet mornings. Finished in the midsummer interior style, the home blends soft white tones w/ bold black accents that add just the right amount of modern contrast & character. An electric FP adds warmth & a modern touch, while main floor laundry & 1/2 bath for guests make everyday living easier. The undeveloped basement offers potential for 2 additional bedrooms, a full bathroom, and a spacious family room – ideal for visiting family, additional storage, or simply added flexibility for future needs This home is complete with a rear double detached gara

Built in 2025

### Essential Information

MLS® # E4437610

Price \$499,000

Bedrooms 1



|                |                      |
|----------------|----------------------|
| Bathrooms      | 1.50                 |
| Full Baths     | 1                    |
| Half Baths     | 1                    |
| Square Footage | 892                  |
| Acres          | 0.00                 |
| Year Built     | 2025                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | Bungalow             |
| Status         | Active               |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 309 Rankin Drive       |
| Area        | St. Albert             |
| Subdivision | Riverside (St. Albert) |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 7X3                |

### Amenities

|           |  |
|-----------|--|
| Amenities | Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, See Remarks |
| 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, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, See Remarks  |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 74             |
| Zoning         | Zone 24        |

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Listing information last updated on August 3rd, 2025 at 5:32pm MDT