

# **\$719,900 - 40 Raspberry Road, St. Albert**

MLS® #E4433365

**\$719,900**

4 Bedroom, 3.50 Bathroom, 2,312 sqft

Single Family on 0.00 Acres

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

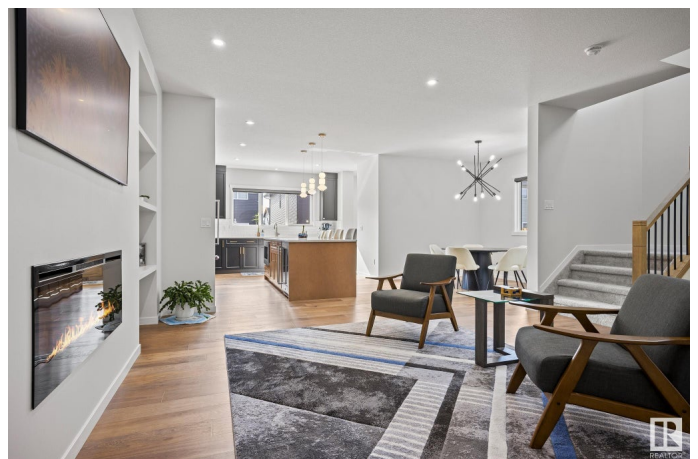
WELCOME to this BEAUTIFUL FAMILY HOME featuring 4 BEDROOMS, 3.5 BATHS, FULLY FINISHED BASEMENT, RARE 200AMP ELECTRICAL SERVICE, HEATED GARAGE & over 3200sqft of FINISHED open-concept living in desirable Riverside! Inside, you're welcomed by soaring 9' ceilings & expansive south-facing windows that flood the space with fresh natural light. You'll love your BRIGHT UPGRADED KITCHEN with quartz countertops, INDUCTION STOVE, SS appliances, & MASSIVE ISLAND perfect for family gatherings. Enjoy your spacious MUDROOM offering plenty of storage for all your shoes, bags, etc! Upstairs you have 3 generous bedrooms, including a stunning primary retreat with SPA-LIKE ENSUITE, a large bonus room, & convenient laundry. You'll LOVE the FULLY FINISHED BASEMENT with 4th bedroom, full bath, & BIG LIVING ROOM, perfect for teenagers or movie nights! Energy efficient with TRIPLE PANE WINDOWS & solar ready! Enjoy all the beautiful walking trails, ponds, parks, shopping, coffee spots, & quick access to the Henday. WELCOME HOME!

Built in 2024

## **Essential Information**

MLS® #

E4433365



|                |                        |
|----------------|------------------------|
| Price          | \$719,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,312                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 40 Raspberry Road      |
| Area        | St. Albert             |
| Subdivision | Riverside (St. Albert) |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 8A3                |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Ceiling 9 ft., No Smoking Home |
| Parking Spaces | 2                              |
| Parking        | Double Garage Attached         |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                |
| Fireplace         | Yes                                                                                                                      |
| Fireplaces        | Insert                                                                                                                   |
| Stories           | 3                                                                                                                        |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Full, Finished                                                                                                           |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                            |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                       |
| Construction      | Wood, Vinyl                                                            |
| Foundation        | Concrete Perimeter                                                     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 1                |
| Zoning         | Zone 24          |

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Listing information last updated on May 1st, 2025 at 11:47am MDT