

## \$974,900 - 116 Rankin Drive, St. Albert

MLS® #E4430091

**\$974,900**

4 Bedroom, 3.50 Bathroom, 2,841 sqft

Single Family on 0.00 Acres

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

True custom living! Over 3,900 SF of finished living space! One of the garage stalls has been converted into a flexible room—perfect for a bedroom, office, home business, or gym. If preferred, it can easily be restored to its original garage space. Step into the impressive open-to-above entrance, where you'll find an array of high-end features. The main floor boasts soaring 10-foot ceilings, wide vinyl plank flooring, quartz countertops, a striking 100-inch electric fireplace, custom cabinetry, a walk-through pantry, and a sleek wall-mounted bathroom faucet. The thoughtful design continues on the second floor, featuring 9-foot ceilings, built-in shelving and closets, a spacious walk-in closet, a luxurious free-standing bathtub, and eye-catching feature walls. The fully finished basement adds even more value, complete with a kitchen area and a second laundry space conveniently located in the mechanical room. With a fully landscaped front and back yard, this home is move-in ready.

Built in 2022

### Essential Information

MLS® # E4430091

Price \$974,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,841                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 116 Rankin Drive       |
| Area        | St. Albert             |
| Subdivision | Riverside (St. Albert) |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 7S7                |

### Amenities

|           |                                                                                                                                                                                                                      |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Instant, No Smoking Home, See Remarks, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, See Remarks                                                                                                                                                                                  |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                     |
| Stories           | 3                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                 |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Shopping |

|              |                     |
|--------------|---------------------|
|              | Nearby, See Remarks |
| Roof         | Asphalt Shingles    |
| Construction | Wood, Vinyl         |
| Foundation   | Concrete Perimeter  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 21               |
| Zoning         | Zone 24          |

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Listing information last updated on May 1st, 2025 at 7:17am MDT