# \$1,159,000 - 37 Rosewood Way, St. Albert

MLS® #E4423145

#### \$1,159,000

3 Bedroom, 2.50 Bathroom, 2,680 sqft Single Family on 0.00 Acres

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

Its the JAMES Design by award winning home builders UrbanAge Homes! Now available for purchase in Riverside St. Albert!!This FULLY FINISHED WALKOUT is situated on a southeast facing backyard with beautiful naturalized storm pond views. You'll love the planned Hardie, shake and stone exterior finishes! Come enjoy all that this 2680 sq.ft custom 2 Storey w/oversized triple garage equipped with 200 amp service has to offer. The Wow Factor is evident throughout with a 10' island, feature walls, butler pantry, 8" interior doors, wide plank hardwood, walk through mudroom pantry, gas fireplace w/cabinet vanities either side, an upper bonus room, a free-standing tub w/ stylized shower and glass surround, completely solar and EV ready, an in-house sound system, duradek w/aluminum rail and upgraded overhead doors!. Lock in the pricing today, it will be one of your finest acquisitions! Riverside is home to acres of lush forest and countless walking trails. Just minutes away from all conveniences and amenities!!

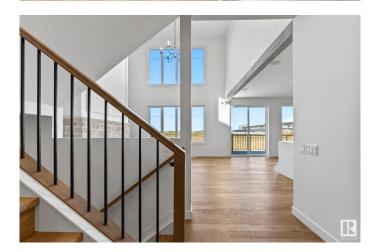
Built in 2024

#### **Essential Information**

MLS® # E4423145 Price \$1,159,000







Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,680

Acres 0.00

Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 37 Rosewood Way

Area St. Albert

Subdivision Riverside (St. Albert)

City St. Albert
County ALBERTA

Province AB

Postal Code T8N 8B2

#### **Amenities**

Amenities Walkout Basement

Parking Spaces 7

Parking Triple Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener,

Oven-Microwave, Refrigerator, Stove-Gas, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Masonry

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Hardie Board Siding

Exterior Features Backs Onto Park/Trees, Golf Nearby, Not Fenced, Playground Nearby,

Public Transportation, Ravine View, River View, Schools, Shopping

Nearby, Stream/Pond

Roof Asphalt Shingles

Construction Wood, Stone, Hardie Board Siding

Foundation Concrete Perimeter

## **School Information**

Elementary R Harve/BKennedy
Middle WD Cuts/VJMalone

High Bellerose/EcoleSecondaire

## **Additional Information**

Date Listed February 27th, 2025

Days on Market 69

Zoning Zone 24

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 6th, 2025 at 10:47pm MDT