

## \$1,069,000 - 1 Rosa Crescent, St. Albert

MLS® #E4423177

**\$1,069,000**

4 Bedroom, 4.00 Bathroom, 2,971 sqft

Single Family on 0.00 Acres

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

RARE FIND.....CORNER LOT FACING GRAY NUNS PARK. South Facing House Across from Creek and Walking trails. Acrylic Stucco with Detailing. Black Triple Pane Windows. Perfectly designed Layout along with Prime Location. Grand Mansion with Triple Garage on the front Elevation(West side) & Main Entrance on the Side elevation(South side) of the House. Open to above 19 Ft ceilings begins when you Enter and throughout the Great room adjoining the Bonus room above. Indented ceilings adds to the beauty of 19 feet high Ceilings. Cozy Fireplace Book match tiles to the ceiling. You will Enjoy Sunlight in the Great room, Bonus, Dinning & Master bedroom. Bonus room 8 Ft high patio doors takes you to South Facing Balcony to enjoy Calming view of Creek. Close to Nature with Lake and Walking Trails next to Big Lake. Traditional look Exterior Lights. 9 feet high ceilings on all the 3 Levels. 8 feet high doors, Barn door and feature walls. Open Stair case with 2 sided stairs & Glass Handrails. 2 ft x 4 ft Porcelain Tiles.

Built in 2025

### Essential Information

MLS® # E4423177

Price \$1,069,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,971                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1 Rosa Crescent        |
| Area        | St. Albert             |
| Subdivision | Riverside (St. Albert) |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 8B7                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Ceiling 9 ft., Deck    |
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Garage Opener, Hood Fan   |
| Heating           | Forced Air-1, Natural Gas |
| Fireplaces        | Mantel                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco  |
| Exterior Features | Flat Site, Level Land, Picnic Area, Playground Nearby, Ravine View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

Construction Wood, Stone, Stucco  
Foundation Concrete Perimeter

**Additional Information**

Date Listed February 27th, 2025  
Days on Market 66  
Zoning Zone 24



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