

# **\$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**

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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	2
Zoning	Zone 24

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Listing information last updated on May 1st, 2025 at 10:47pm MDT