

## \$462,500 - 213 Rankin Drive, St. Albert

MLS® #E4436887

**\$462,500**

3 Bedroom, 2.50 Bathroom, 1,413 sqft

Single Family on 0.00 Acres

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

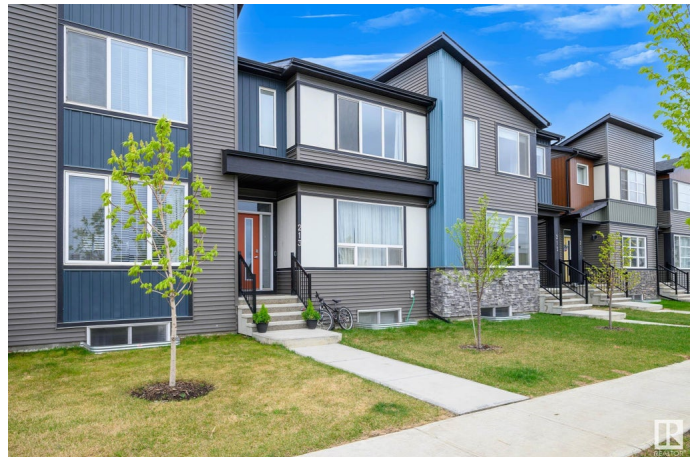
Nestled in one of St. Albert's new neighborhoods, this beautifully designed townhome offers a seamless blend of comfort, style, and convenience. With easy access to walking trails, parks, schools, & shopping, it's the ideal home for both modern families & professionals. Inside, the bright, open-concept layout is enhanced by vinyl plank flooring & abundant natural light, creating a warm & welcoming atmosphere. The spacious living, dining, and kitchen areas flow effortlessly—perfect for relaxed living and entertaining. The modern kitchen features: Quartz countertops, S/S appliances and ample cabinet and counter space. A convenient 2-piece W/R completes the main level. Upstairs, primary suite serves as a peaceful retreat with a 3-piece ensuite and walk-in closet. 2 additional well-sized bedrooms, an upper-level 4-piece bathroom, & upstairs laundry provide comfort and convenience for daily living. Step outside to enjoy the fully fenced yard, a rear deck perfect for summer evenings, and a double detached garage.

Built in 2021

### Essential Information

MLS® # E4436887

Price \$462,500



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,413                |
| Acres          | 0.00                 |
| Year Built     | 2021                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 213 Rankin Drive       |
| Area        | St. Albert             |
| Subdivision | Riverside (St. Albert) |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 7Y4                |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, No Smoking Home  |
| Parking   | Double Garage Detached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 32             |
| Zoning         | Zone 24        |

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Listing information last updated on June 17th, 2025 at 9:02am MDT