

## **\$879,000 - 47 Rosewood Way, St. Albert**

MLS® #E4417993

**\$879,000**

3 Bedroom, 2.50 Bathroom, 2,540 sqft

Single Family on 0.00 Acres

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

WALKOUT BACKING ON POND....Brand New 2550 Square feet full walk out backing on pond. West facing house with east facing backyard with pond view. Huge size deck and covered balcony attached to Master bedroom. Maintenance free deck and balcony with metal hand rails. Oversized front attached garage. All levels 9 feet high. Open floor plan with open to above high ceiling in the living room. Fireplace mantle with tiles and wood work to the ceiling height. Lots of windows with daylight coming in. Custom kitchen cabinets with butler's pantry. Custom cabinets with Quartz counter tops through out. Huge size bonus room with nice view. Three bedrooms. Master Ensuite with free standing jacuzzi and custom shower. Premium finishes with feature walls, wall panels and glass railings. 8 ft high interior doors. Gold and black plumbing fixtures. High efficiency furnace and tank. Full walk out basement with lot of windows and door for future development. Much more....

Built in 2025

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4417993  |
| Price     | \$879,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,540                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 47 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 | 4                      |
| Parking        | Double Garage Attached |
| Is Waterfront  | Yes                    |

### Interior

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

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                     |
| Exterior Features | Backs Onto Lake, Fenced, Flat Site, Level Land, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 14th, 2025 |
| Days on Market | 117                |
| 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 11th, 2025 at 2:47pm MDT