

## \$499,500 - 91 Rosewood Way, St. Albert

MLS® #E4428021

**\$499,500**

3 Bedroom, 2.50 Bathroom, 1,645 sqft

Single Family on 0.00 Acres

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

Step into the comfort & sophistication of your new Coventry home! The main floor welcomes you w/ an impeccably designed open-concept kitchen, featuring a ceramic tile backsplash, S/S appliances, quartz counters, a central island, & beautiful cabinets. The kitchen seamlessly flows into the great room & dining nook, creating a harmonious space for gatherings. A conveniently located half bath completes the main floor. Ascend the stairs to the second level, where the primary bedroom awaits, w/ luxurious 4pc ensuite & a spacious walk-in closet. Two more bedrooms, bonus room, main bath, & an upstairs laundry room finish off the upper level. The double attached garage ensures both security & convenience. Each Coventry home is crafted w/ meticulous care & is backed by the assurance of the Alberta New Home Warranty Program. Front landscaping included. \*Home is under construction, photos are not of actual home. Some finishings may vary. Some photos virtually staged.\*

Built in 2025

### Essential Information

MLS® # E4428021

Price \$499,500

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,645         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 91 Rosewood Way        |
| Area        | St. Albert             |
| Subdivision | Riverside (St. Albert) |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 8B3                |

### Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                                       |
| Appliances        | Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                              |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                                       |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Golf Nearby, Partially Landscaped, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 28th, 2025

Days on Market                21

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 April 17th, 2025 at 10:32pm MDT