

## **\$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	107
Zoning	Zone 24



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