

## \$499,000 - 309 Rankin Drive, St. Albert

MLS® #E4437610

**\$499,000**

1 Bedroom, 1.50 Bathroom, 892 sqft

Single Family on 0.00 Acres

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

Welcome to the Bungalow Townhome 20 Plus from award winning Cantiro Homes!

Thoughtfully designed for your next chapter, this home offer comfortable, low maintenance living with space where it matters most. At 892sq ft, this bungalow features an expended layout w/ a larger primary bedroom & ensuite, all on the main floor – perfect for single level living. The open-concept kitchen, living, & dining area is filled w/ natural light, ideal for hosting or enjoying quiet mornings. Finished in the midsummer interior style, the home blends soft white tones w/ bold black accents that add just the right amount of modern contrast & character. An electric FP adds warmth & a modern touch, while main floor laundry & 1/2 bath for guests make everyday living easier. The undeveloped basement offers potential for 2 additional bedrooms, a full bathroom, and a spacious family room – ideal for visiting family, additional storage, or simply added flexibility for future needs. This home is complete with a rear double detached gara

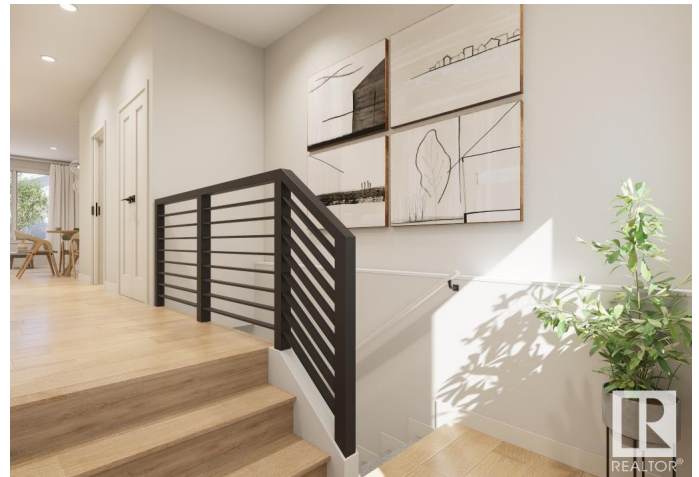
Built in 2025

### Essential Information

MLS® # E4437610

Price \$499,000

Bedrooms 1



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	892
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Residential Attached
Style	Bungalow
Status	Active

### Community Information

Address	309 Rankin Drive
Area	St. Albert
Subdivision	Riverside (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7X3

### Amenities

Amenities	Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, See Remarks
Exterior Features	Back Lane, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, See Remarks
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 21st, 2025
Days on Market	74
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 August 3rd, 2025 at 1:32pm MDT