

## \$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                22

Zoning                            Zone 24

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Listing information last updated on April 19th, 2025 at 7:47pm MDT