

## **\$739,900 - 71 Ratelle Circle, St. Albert**

MLS® #E4426342

**\$739,900**

4 Bedroom, 3.00 Bathroom, 1,701 sqft

Single Family on 0.00 Acres

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

YES YOU CAN have everything! LIKE NEW HOME, with SOUTH BACKING YARD on a QUIET CRESCENT, with ultra LOW MAINTENANCE YARD and landscaping. WALKING DISTANCE TO SHOPPING, restaurants and River Valley. CUSTOM DESIGNED and built with precision! SOARING VAULTED CEILINGS accented by Vinyl plank floors, and FILLED WITH NATURAL LIGHT. A true CHEF™'S KITCHEN, with full size fridge/freezer, GRANITE ISLAND AND ENDLESS CABINETS. Spacious dinette with garden door to DECK AND STAMPED CONCRETE PATIO. Impressive Floor to Ceiling MANTEL WITH FIREPLACE in living room. Bedroom with DUAL CLOSETS next to the full bath with SEPARATE LAUNDRY ROOM adjacent. Upstairs to Primary bedroom with walk in closet, full ENSUITE, plus a separate & Secure office adjacent. BASEMENT IS FULLY FINISHED with open rec room and wet bar, 2 more bedrooms with a JACK AND JILL BATH between. TOP OF THE LINE HVAC with Zone control, A/C, HRV and Hepa Filter. GARAGE IS HEATED with hot and cold water, floor drain and epoxy floors. Move in Ready!

Built in 2021

### **Essential Information**



MLS® #	E4426342
Price	\$739,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,701
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	71 Ratelle Circle
Area	St. Albert
Subdivision	Riverside (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7V8

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, HRV System, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Vacuum System Attachments, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Ronald Harvey
Middle	WD CUTS
High	Bellerose

**Additional Information**

Date Listed	March 19th, 2025
Days on Market	38
Zoning	Zone 24

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