

\$709,900 - 75 Riverhill Crescent, St. Albert

MLS® #E4456829

\$709,900

3 Bedroom, 2.50 Bathroom, 2,533 sqft

Single Family on 0.00 Acres

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

BRAND-NEW & SMARTLY DESIGNED FOR TODAY'S MODERN LIVING! Homes By Avi welcomes you to Riverside St. Albert! A community filled with walking trails & parks plus; all local amenities are just a hop away. This home is SPECTACULAR! Prime location backing onto park w/back 10x12 deck. Features 3 bedrooms, 2.5 baths & double garage w/access to walk-thru mudroom/pantry. Welcoming foyer transitions to impressive GREAT ROOM adorned with luxury vinyl flooring, electric fireplace, large windows for array of natural light & warm, inviting colour palette. Chef's kitchen is a masterpiece with double islands, abundance of soft close cabinetry, quartz countertops throughout & robust appliance allowance. Upper-level family room is a cozy space for your family to retreat! Owner's suite with double door entry is your private escape featuring a luxurious 5 pc ensuite w/dual sinks, stand-a-lone soaker tub & massive WIC. 2 spacious jr. rooms each with WIC. Large laundry room with solid MDF shelving & 4 pc bath. OUTSTANDING!!!



Built in 2025

Essential Information

MLS® # E4456829

Price \$709,900

Lease Rate	\$11
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,533
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	75 Riverhill Crescent
Area	St. Albert
Subdivision	Riverside (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T7N 8E1

Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vinyl Windows, HRV System
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Remote Control
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl, Hardie Board Siding
Exterior Features	Backs Onto Park/Trees, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

School Information

Elementary	Ronald Harvey Elementary
Middle	William D. Cuts Junior
High	Bellerose Composite High

Additional Information

Date Listed	September 9th, 2025
Days on Market	52
Zoning	Zone 24

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Listing information last updated on October 31st, 2025 at 5:03pm MDT