# \$499,900 - 32 Resplendent Way, St. Albert

MLS® #E4432327

## \$499,900

3 Bedroom, 2.50 Bathroom, 1,703 sqft Single Family on 0.00 Acres

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

Quality Built Home by Award Winning Montorio Homes includes 3 Bedrooms, 2.5 Baths and Upstairs Loft, 9' Ceiling on Main Floor & Luxury Vinyl Plank flooring on the Main Floor, Appliance Allowance, Stylish Quartz Countertops Throughout, High Quality Cabinetry with Soft Close Drawers & Cabinets, Tiled Backsplash and a Generous Sized Pantry. Upstairs you will find the Laundry, a Spacious Primary Suite with a Walk-In Closet and Ensuite. SEPARATE ENTRANCE to the Basement for Future Rental Income Generating Suite. Easy Access to the Anthony Henday, Close to all Amenities, Shopping and Schools. Located minutes away from Big Lake and Lois Hole Centennial Provincial Park, 145 acres of lush forest, extensive parklands, and walking trails.



#### **Essential Information**

MLS® # E4432327 Price \$499,900

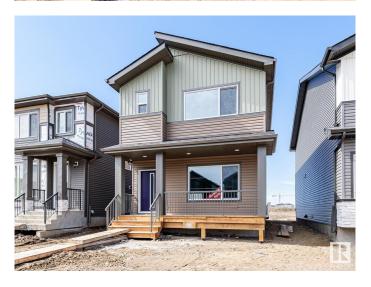
Bedrooms 3
Bathrooms 2.50
Full Baths 2

Half Baths 1

Square Footage 1,703 Acres 0.00







Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 32 Resplendent Way

Area St. Albert

Subdivision Riverside (St. Albert)

City St. Albert
County ALBERTA

Province AB

Postal Code T8N 8B3

## **Amenities**

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Exterior Walls- 2"x6", No

Animal Home, No Smoking Home, Vinyl Windows, See Remarks, HRV

System

Parking Parking Pad Cement/Paved

#### Interior

Interior Features ensuite bathroom

Appliances Alarm/Security System, Oven-Microwave

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Back Lane, Flat Site, Level Land, Playground Nearby, Schools,

Shopping Nearby, See Remarks

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 23rd, 2025

Days on Market 25

## 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 May 18th, 2025 at 3:17pm MDT