

## \$974,900 - 116 Rankin Drive, St. Albert

MLS® #E4430091

**\$974,900**

4 Bedroom, 3.50 Bathroom, 2,841 sqft

Single Family on 0.00 Acres

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

Experience Elevated Custom Living with Over 3,900 Sq Ft of Finished Space. One of the garage stalls has been thoughtfully converted into a flexible living area—perfect as a bedroom, home office, gym, or business space. If needed, it can easily be reverted back to a garage stall. Step into the striking open-to-above entryway and discover a home filled with premium finishes. The main floor features soaring 10-foot ceilings, wide vinyl plank flooring, quartz countertops, a dramatic 100-inch electric fireplace, custom cabinetry, a walk-through pantry, and a sleek wall-mounted faucet in the powder room. Upstairs, 9-foot ceilings enhance the open feel, while built-in shelving, custom closets, a spacious walk-in, freestanding tub, and stylish feature walls offer both functionality and flair. The fully finished basement adds even more living potential, complete with a kitchenette and a second laundry area tucked into the mechanical room. With the front and back yards fully landscaped, this home is truly turnkey.

Built in 2022

### Essential Information

MLS® # E4430091

Price \$974,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,841
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	116 Rankin Drive
Area	St. Albert
Subdivision	Riverside (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7S7

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Instant, No Smoking Home, See Remarks, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Shopping

	Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	31
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 11th, 2025 at 10:47am MDT