

# \$449,800 - 323 Rankin Drive, St. Albert

MLS® #E4466015

**\$449,800**

1 Bedroom, 1.50 Bathroom, 760 sqft  
Single Family on 0.00 Acres

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

Welcome to the Bungalow Townhome 20 by Cantiro Homes! This beautiful home offers thoughtfully designed living space with an open concept main floor that is bright and inviting, allowing natural light to flood the space. Oversized windows create a welcoming atmosphere throughout the home with a kitchen featuring a layout perfect for meal prep and entertaining. The undeveloped basement provides just under 600sq ft of potential future development. The home is complete with a rear double detached garage, landscaping, a gas BBQ line, and a 9ft basement foundation for added ceiling height. Additional features: Midsummer interior style package, Urban Modern exterior elevation, steps from White Spruce Trail System, shopping, services and everyday amenities. \*\*\*photos are for representation only, colors and finishing may vary\*\*\*



Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4466015  |
| Price      | \$449,800 |
| Bedrooms   | 1         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |

|                |               |
|----------------|---------------|
| Square Footage | 760           |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | 4PLEX         |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 323 Rankin Drive       |
| Area        | St. Albert             |
| Subdivision | Riverside (St. Albert) |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 8C7                |

### Amenities

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | Closet Organizers, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                             |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                   |
| Stories           | 1                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | Full, Unfinished                                                                            |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Vinyl                            |
| Exterior Features | Park/Reserve, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Vinyl                            |
| Foundation        | Concrete Perimeter                     |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | November 17th, 2025 |
|-------------|---------------------|

Days on Market 1  
Zoning Zone 24



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Listing information last updated on November 18th, 2025 at 6:02am MST