

## \$675,000 - 40 Rosewood Way, St. Albert

MLS® #E4417835

**\$675,000**

3 Bedroom, 2.50 Bathroom, 2,338 sqft  
Single Family on 0.00 Acres

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

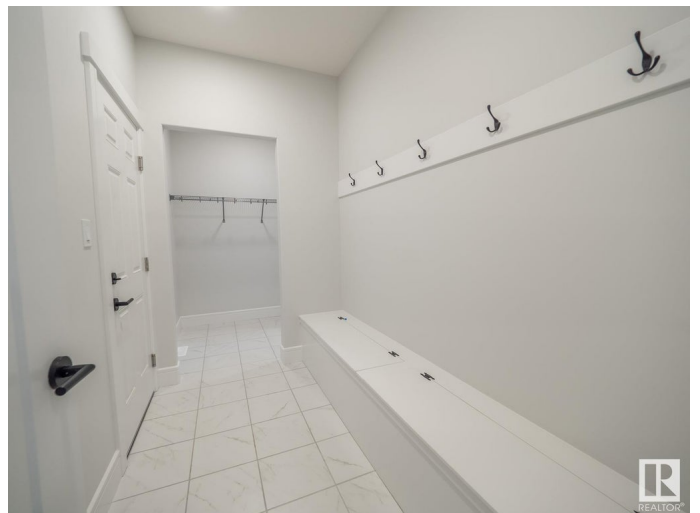
Your Dream Coventry Home w/ SEPARATE ENTRANCE Awaits! Step into modern luxury w/ this beautifully crafted home, designed w/ 9' ceilings for a bright & open feel. The chef-inspired kitchen is a true showstopper, w/ gorgeous cabinetry, quartz counters, tile backsplash, S/S appliances, & spacious pantry. The Great Room, complete w/ a sleek electric fireplace, flows seamlessly into the dining nook, creating the perfect space for gatherings. A half bath, thoughtfully tucked beside the mudroom, adds extra convenience. Upstairs a luxurious primary suite with a 5pc ensuite featuring dual sinks, free standing soaker tub, & walk-in closets Two additional bedrooms, main bath, bonus room, & laundry provide the perfect balance of comfort & functionality. Built with exceptional craftsmanship & meticulous attention to detail, every Coventry home is backed by the Alberta New Home Warranty Program. \*Home is under construction, photos are not of actual home, some finishings may vary, some photos virtually staged\*

Built in 2024

### Essential Information

MLS® # E4417835

Price \$675,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,338
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	40 Rosewood Way
Area	St. Albert
Subdivision	Riverside (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 8B2

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 13th, 2025
Days on Market	83
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 April 6th, 2025 at 12:17am MDT