

## **\$739,900 - 71 Ratelle Circle, St. Albert**

MLS® #E4426342

**\$739,900**

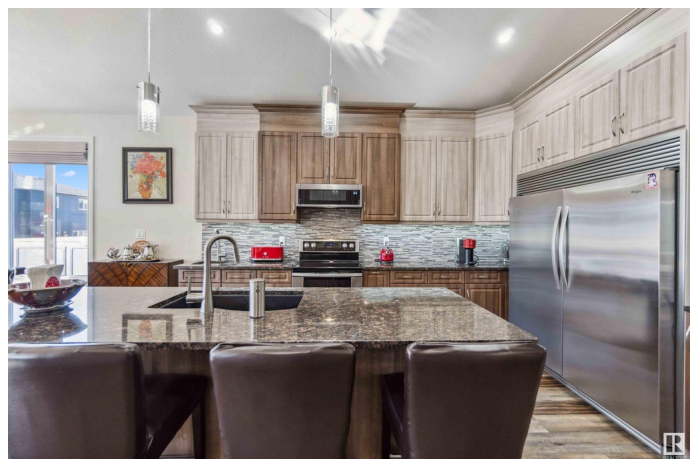
4 Bedroom, 3.00 Bathroom, 1,701 sqft  
Single Family on 0.00 Acres

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

YES YOU CAN have everything! LIKE NEW HOME, with SOUTH BACKING YARD on a QUIET CRESCENT, with ultra LOW MAINTENANCE YARD and landscaping. WALKING DISTANCE TO SHOPPING, restaurants and River Valley. CUSTOM DESIGNED and built with precision! SOARING VAULTED CEILINGS accented by Vinyl plank floors, and FILLED WITH NATURAL LIGHT. A true CHEF™'S KITCHEN, with full size fridge/freezer, GRANITE ISLAND AND ENDLESS CABINETS. Spacious dinette with garden door to DECK AND STAMPED CONCRETE PATIO. Impressive Floor to Ceiling MANTEL WITH FIREPLACE in living room. Bedroom with DUAL CLOSETS next to the full bath with SEPARATE LAUNDRY ROOM adjacent. Upstairs to Primary bedroom with walk in closet, full ENSUITE, plus a separate & Secure office adjacent. BASEMENT IS FULLY FINISHED with open rec room and wet bar, 2 more bedrooms with a JACK AND JILL BATH between. TOP OF THE LINE HVAC with Zone control, A/C, HRV and Hepa Filter. GARAGE IS HEATED with hot and cold water, floor drain and epoxy floors. Move in Ready!

Built in 2021

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4426342               |
| Price          | \$739,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,701                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 71 Ratelle Circle      |
| Area        | St. Albert             |
| Subdivision | Riverside (St. Albert) |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 7V8                |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, HRV System, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached, Heated, Insulated  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Vacuum System Attachments, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |               |
|------------|---------------|
| Elementary | Ronald Harvey |
| Middle     | WD CUTS       |
| High       | Bellerose     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 43               |
| Zoning         | Zone 24          |

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Listing information last updated on May 1st, 2025 at 2:47am MDT