

# \$519,500 - 37 Rosa Crescent, St. Albert

MLS® #E4460479

**\$519,500**

3 Bedroom, 2.50 Bathroom, 1,623 sqft  
Single Family on 0.00 Acres

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

Experience the lifestyle you’ve been waiting for in this Impact Home with SEPARATE ENTRANCE! 9' ceilings on the main floor create a bright, open feel that carries through the expansive kitchen with quartz counters, ceramic tile backsplash, sleek cabinets, and pantry. The Great Room and dining area offer plenty of space for family living and entertaining, while a mudroom and half bath add everyday convenience. Upstairs, the primary suite includes a 4pc ensuite and walk-in closet. Two additional bedrooms, a full bath, and upstairs laundry complete the level. Every Impact Home is built with care and attention to detail, and comes backed by the Alberta New Home Warranty Program for your peace of mind. \*Home is under construction. Photos are of a similar home and may include virtual staging; finishings may vary\*

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460479  |
| Price          | \$519,500 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,623     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 37 Rosa Crescent       |
| Area        | St. Albert             |
| Subdivision | Riverside (St. Albert) |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 8E7                |

### Amenities

|           |                                                                                                                 |
|-----------|-----------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System |
| Parking   | Parking Pad Cement/Paved                                                                                        |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior          | Wood, Stone, Vinyl           |
| Exterior Features | Back Lane, Playground Nearby |
| Roof              | Asphalt Shingles             |
| Construction      | Wood, Stone, Vinyl           |
| Foundation        | Concrete Perimeter           |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 17                |

Zoning

Zone 24

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Listing information last updated on October 19th, 2025 at 4:02am MDT