

# \$449,900 - 307 Rankin Drive, St. Albert

MLS® #E4455114

**\$449,900**

3 Bedroom, 2.50 Bathroom, 747 sqft  
Single Family on 0.00 Acres

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

Welcome to the Bungalow Townhome 20 by award-winning Cantiro Homes! This beautifully designed bungalow offers 1,336 sq ft of total living space between the main level and FULLY FINISHED BASEMENT, featuring an open-concept main floor with a spacious primary bedroom and ensuite with main floor laundry. Finished in our Birch interior color style featuring warm upper cabinetry grounded with a base of black cabinets and fixtures for a contemporary look and feel. The fully finished basement adds 2 more bedrooms, a full bathroom, and a generous living room, perfect for guests, office, or extra space to relax. Complete with a rear double detached garage, landscaping, fencing and NO CONDO FEES.



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455114  |
| Price          | \$449,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 747       |
| Acres          | 0.00      |
| Year Built     | 2025      |

|          |                      |
|----------|----------------------|
| Type     | Single Family        |
| Sub-Type | Residential Attached |
| Style    | Bungalow             |
| Status   | Active               |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 307 Rankin Drive       |
| Area        | St. Albert             |
| Subdivision | Riverside (St. Albert) |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 7X3                |

### Amenities

|           |                                                                                                   |
|-----------|---------------------------------------------------------------------------------------------------|
| Amenities | Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                            |

### Interior

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

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, See Remarks                                                                                              |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, See Remarks                                                                                              |
| Foundation        | Concrete Perimeter                                                                                             |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 22                |
| Zoning         | Zone 24           |

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Listing information last updated on September 19th, 2025 at 8:02am MDT