

## \$699,900 - 161 Redwing Wynd, St. Albert

MLS® #E4427992

**\$699,900**

2 Bedroom, 2.50 Bathroom, 1,369 sqft

Single Family on 0.00 Acres

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

Indulge yourself in LUXURY with Homes By Avi & this spectacular HALF-DUPLEX BUNGALOW VILLA with FULLY FINISHED BASEMENT. Welcome to Riverside, St. Albert & embrace all the natural outdoor ambience this community has to offer. Designer finishings throughout featuring 2 bedrooms (owners suite upper level w/luxurious ensuite & 2nd bdrm lower level), PLUS, main level FLEX space, perfect for you to lounge & relax. Fully finished basement with 9'™ ceilings showcases spacious rec room, 4pc bath & plenty of storage space. Soaring ceilings on main level great room & chef's kitchen boasting quartz countertops, centre island with undermount sink, abundance of kitchen cabinetry with soft close pot & pan drawers, pantry & generous appliance allowance. 2pc powder room & walk-thru mudroom to full laundry through 24'™ deep garage..PRICELESS! 13x10 backyard deck w/BBQ gas line & front/back landscaping with BONUS 1 year front/rear lawn maintenance, snow ice removal included. YOUR TIME HAS ARRIVED TO LOVE WHERE YOU LIVE!



Built in 2025

### Essential Information

MLS® # E4427992

Price \$699,900

Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,369
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	161 Redwing Wynd
Area	St. Albert
Subdivision	Riverside (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 8A5

### Amenities

Amenities	Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vaulted Ceiling, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Vinyl, Hardie Board Siding
Exterior Features	Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

**School Information**

Elementary	Ronald Harvey Elementary
Middle	William D Cuts
High	Bellerose Composite

**Additional Information**

Date Listed	March 28th, 2025
Days on Market	21
Zoning	Zone 24

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