

## \$569,900 - 31 Riviere Terrace, St. Albert

MLS® #E4436594

**\$569,900**

3 Bedroom, 2.50 Bathroom, 1,645 sqft

Single Family on 0.00 Acres

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

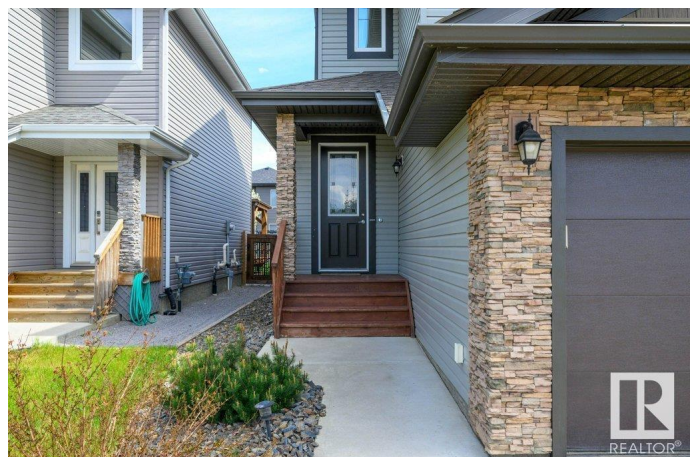
Welcome to 31 Riviere Terrace in vibrant Riverside—where modern living meets comfort and sustainability! This beautifully upgraded home features low-maintenance landscaping with a massive deck, firepit area, and even a putting green—perfect for outdoor enjoyment and entertaining. Eco-conscious buyers will love the added value of solar panels, reducing utility costs year-round. Inside, the gourmet island kitchen impresses with quartz countertops, tiled backsplash, and open flow to the dining area with deck access—great for family meals and summer BBQs. The cozy living room offers a gas fireplace for relaxing evenings. Upstairs, the primary suite includes a walk-in closet and 3pc ensuite with walk-in shower, while two additional bedrooms share a 4pc bath—ideal for growing families. The unfinished basement provides future development potential. Located near parks, trails, schools, and great shopping—this home delivers lifestyle and location in one of St. Albert's™ most popular newer communities!

Built in 2016

### Essential Information

MLS® # E4436594

Price \$569,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,645                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 31 Riviere Terrace     |
| Area        | St. Albert             |
| Subdivision | Riverside (St. Albert) |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 7N9                |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Deck, Patio, Vinyl Windows, Solar Equipment |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Heated                             |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | See Remarks  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 33             |
| Zoning         | Zone 24        |

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Listing information last updated on June 17th, 2025 at 6:17am MDT