

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

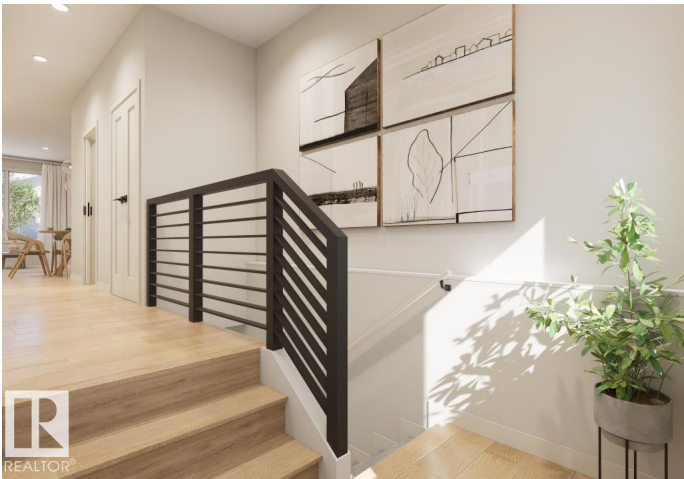
MLS® #E4455114

\$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	37
Zoning	Zone 24

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 4th, 2025 at 3:47pm MDT