

## \$629,900 - 4 Raven Point, St. Albert

MLS® #E4443728

**\$629,900**

3 Bedroom, 2.50 Bathroom, 1,698 sqft

Single Family on 0.00 Acres

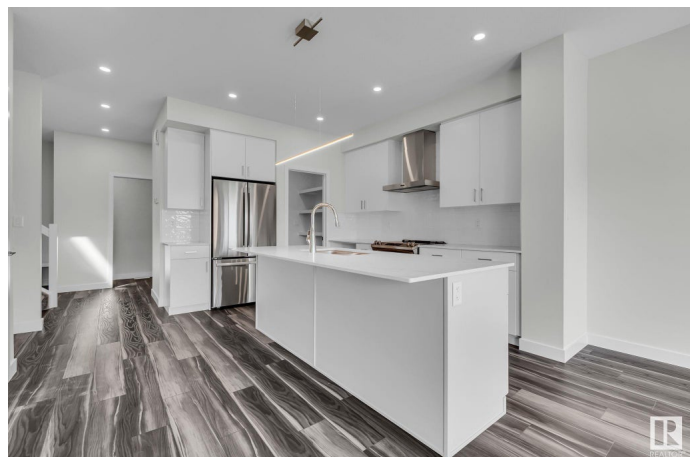
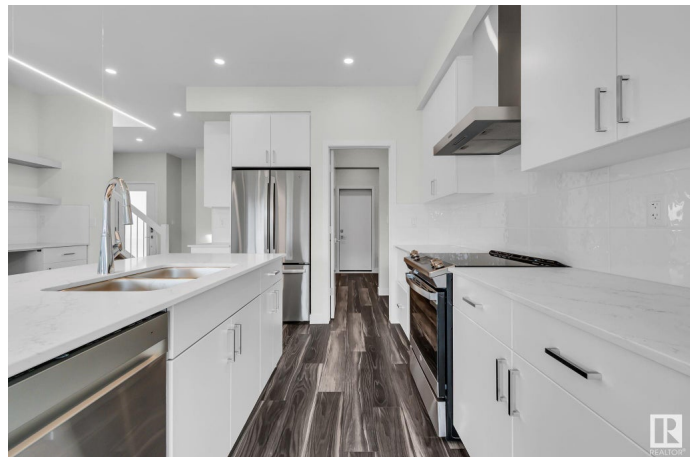
Riverside (St. Albert), St. Albert, AB

The Xavier model by Cami Comfort Homes is a EnerGuide-rated home that blends style and function. This spacious layout includes a mudroom, walk-through pantry, large island, coffee bar, and electric fireplace. Vinyl plank flooring runs throughout the main floor, complemented by satin chrome finishings and a stainless steel spindle staircase. Features two large bedrooms, a half bath, stacking washer/dryer with sink, and a luxurious ensuite with dual sinks and a tiled shower with acrylic base and built-in bench. Upgrades include AC, a 15x10 pressure-treated deck, full fencing, and a 19x26 garage with floor drain. Our single family attached homes are built to reduce sound and eliminate odour transfer. Situated on a large 34' wide lot with a 12.5' side yard backing onto a scenic waterway. Attached to Cami Comfort Homes' newest showhome.

Built in 2025

### Essential Information

MLS® #	E4443728
Price	\$629,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,698
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	4 Raven Point
Area	St. Albert
Subdivision	Riverside (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7Y4

### Amenities

Amenities	On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless, Insulation-Upgraded, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 21st, 2025
Days on Market	1
Zoning	Zone 24

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Listing information last updated on June 22nd, 2025 at 5:47pm MDT