

## \$569,973 - 15 Edgefield Way, St. Albert

MLS® #E4431312

**\$569,973**

3 Bedroom, 2.50 Bathroom, 1,624 sqft

Single Family on 0.00 Acres

Erin Ridge North, St. Albert, AB

PERFECT FAMILY HOME in ERIN RIDGE N w/ 1624 sq.ft. of developed living space, 3 BEDS, 2.5 BATHS, a DETACHED DOUBLE GARAGE, & a SEPARATE ENTRANCE for future basement suite. The main floor presents an OPEN CONCEPT w/ large CORNER KITCHEN + MASSIVE ISLAND + BREAKFAST NOOK + STAINLESS STEEL APPLIANCES, an extendable dining area, a cozy living room w/ FIREPLACE + LARGE WINDOWS that let in plenty of light, & a 2PC BATH. Upstairs you'll find the PRIMARY BEDROOM w/ WALK IN CLOSET + 4PC ENSUITE, 2 spacious spare bedrooms, UPSTAIRS LAUNDRY, & 4PC BATH. The basement is UNFINISHED w/ again, a SEPARATE ENTRANCE for future basement suite development. Located close to all the amenities you can think of including GROCERY STORES, BANKS, CAFES, PARKS, RESTAURANTS, SCHOOLS, & PUBLIC TRANSIT. Easy access to St. Albert Trail & HIGHWAY 37. 2 minutes away from COSTCO. 10 minutes away from the ANTHONY HENDAY.

Built in 2023

### Essential Information

MLS® # E4431312

Price \$569,973



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,624                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 15 Edgefield Way |
| Area        | St. Albert       |
| Subdivision | Erin Ridge North |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 7Z9          |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Deck, No Smoking Home |
| Parking   | Double Garage Detached                   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Golf Nearby, Landscaped, Low Maintenance Landscape, |

Not Fenced, Paved Lane, Playground Nearby, Public Transportation,  
Schools, Shopping Nearby, See Remarks

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 2                |
| Zoning         | Zone 24          |

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Listing information last updated on April 19th, 2025 at 12:47pm MDT