

Courtesy Of Thomas Jereniuk Of Real Broker

## **\$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 youâ€™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	11
Zoning	Zone 24

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Listing information last updated on April 28th, 2025 at 1:47pm MDT