

## \$729,900 - 34 Edinburgh Court, St. Albert

MLS® #E4431518

**\$729,900**

4 Bedroom, 3.50 Bathroom, 2,421 sqft

Single Family on 0.00 Acres

Erin Ridge North, St. Albert, AB

Absolutely impeccable! This fully developed 2-storey home offers over 2,420 sq ft plus a finished basement—perfect for family living. With 3 + 1 bedrooms, 4 baths, a spacious bonus room, dinette, mudroom, and a double attached garage, every detail is pristine. From the striking curb appeal and lush landscaping to the modern, neutral palette, it's clear this home is something special. Wide plank engineered hardwood floors pair beautifully with crisp white cabinetry, quartz counters, subway tile backsplash, and stainless steel appliances—all enhanced by designer lighting. The chef-inspired kitchen boasts a large island and sunlit dinette with HUGE windows overlooking the private deck and backyard. The upper-level bonus room and basement rec room offer space for everyone. The DREAM primary suite features a large walk-in closet and a luxurious 5-pce Ensuite with dual sinks, soaker tub, and walk-in shower. A true 10+ home you don't want to miss!

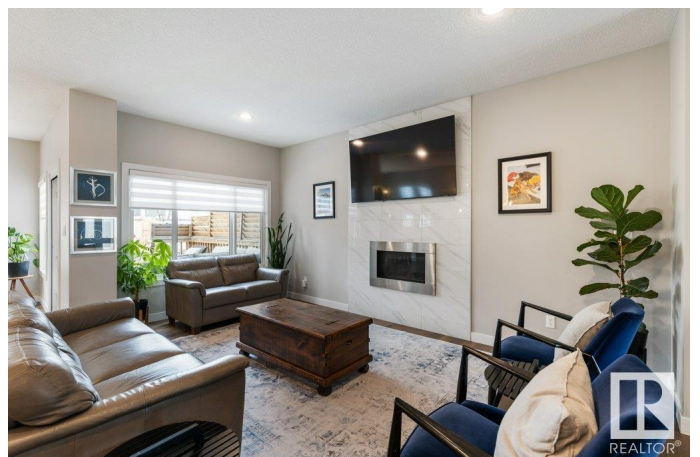
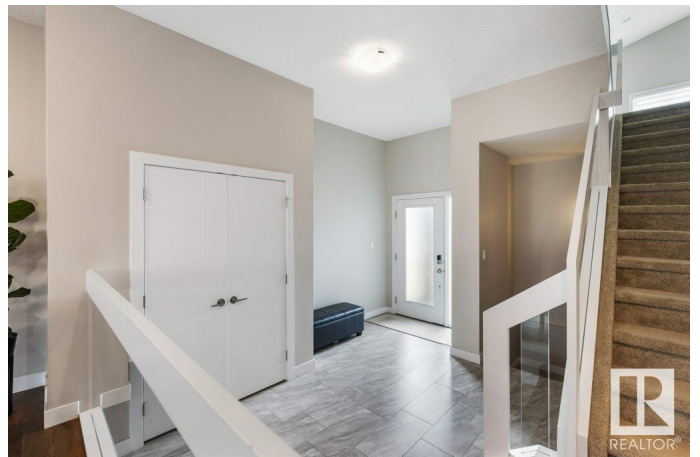
Built in 2016

### Essential Information

MLS® # E4431518

Price \$729,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,421                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 34 Edinburgh Court |
| Area        | St. Albert         |
| Subdivision | Erin Ridge North   |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 6M8            |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |

Construction Wood, Stone, 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 3:02pm MDT