

Courtesy Of Jasleen Brar Of Sweetly

## \$679,000 - 64 Edgefield Way, St. Albert

MLS® #E4417991

**\$679,000**

4 Bedroom, 3.00 Bathroom, 2,266 sqft

Single Family on 0.00 Acres

Erin Ridge North, St. Albert, AB

Welcome to the desirable and family friendly community of Erin Ridge North in St. Albert! This stunning home features 4 spacious bedrooms and 2.5 bathrooms. The main floor greets you with a luxurious living room, spacious dining room, one bedroom and a 2pc bathroom. The open concept space is sure to impress with a cozy electric fireplace and large windows allowing plenty of natural light! As you head upstairs you will discover a beautiful bonus room, the stunning primary bedroom equipped with a 5pc ensuite + walk-in closet, 2 additional bedrooms and convenient upstairs laundry room. The unfinished basement just awaits your personal touch! With over 2100 sqft of living space, this is the perfect for a growing family!

Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4417991  |
| Price          | \$679,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 2         |
| Square Footage | 2,266     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2024                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 64 Edgefield Way |
| Area        | St. Albert       |
| Subdivision | Erin Ridge North |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 7Z9          |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Hot Water Natural Gas  |
| Parking   | Double Garage Attached |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl                                    |
| Exterior Features | Back Lane, Schools, Shopping Nearby, View Lake |
| Roof              | Asphalt Shingles                               |
| Construction      | Wood, Vinyl                                    |
| Foundation        | Concrete Perimeter                             |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 14th, 2025 |
| Days on Market | 84                 |
| Zoning         | Zone 24            |

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Listing information last updated on April 8th, 2025 at 2:02am MDT