

Courtesy Of Brandon M Lai Of RE/MAX Elite

## **\$499,900 - 64 Erin Ridge Drive, St. Albert**

MLS® #E4425450

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,304 sqft  
Single Family on 0.00 Acres

Erin Ridge, St. Albert, AB

1300sqft 3+1 bedroom & 3 FULL bathroom  
FULLY FINISHED bi-level in the heart of Erin Ridge! CENTRAL AIR CONDITIONING, VAULTED ceilings, OPEN-CONCEPT living!  
Main floor offers a beautiful white kitchen with STAINLESS STEEL appliances, large center island giving more than enough storage/counterspace and a corner pantry. Open to the spacious dining area and patio door to the south backing yard. Huge living room with a cozy corner GAS FIREPLACE, big picture window and more than enough space for all of your furniture. 2 fair sized bedrooms and a 3pc bath complete the main level. Up a few stairs is access to the large primary bedroom featuring a WALK-IN closet and a FULL ENSUITE! FULLY FINISHED basement offers a massive REC ROOM/family room, 4th bedroom, 3rd full bath and tons of STORAGE!  
South exposure in the fully landscaped and fenced backyard, large deck for BBQ season and relaxing for those upcoming summer months! VALUE and OPPORTUNITY to get into an incredible neighbourhood in St. Albert!

Built in 2003

### **Essential Information**

MLS® # E4425450

Price \$499,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,304
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	64 Erin Ridge Drive
Area	St. Albert
Subdivision	Erin Ridge
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7H1

### **Amenities**

Amenities	Air Conditioner, Deck, Vaulted Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 13th, 2025
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Days on Market	1
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Zoning	Zone 24
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Listing information last updated on March 14th, 2025 at 5:17pm MDT