

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 10  
Zoning Zone 24

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 27th, 2025 at 9:17am MDT