

## \$789,900 - 78 Edgefield Way, St. Albert

MLS® #E4361459

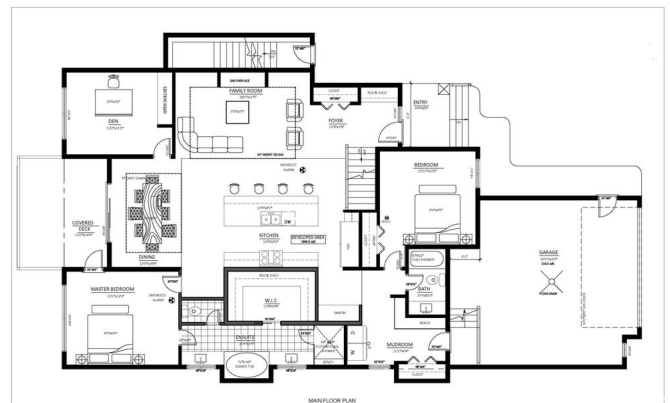
**\$789,900**

3 Bedroom, 2.00 Bathroom, 2,057 sqft

Single Family on 0.00 Acres

Erin Ridge North, St. Albert, AB

**MOVE IN READY!!** With this home all you need to do is move in and unpack. Everything else has been done for you... **COMPLETELY LANDSCAPED FRONT AND BACK WITH FENCE/GATE; APPLIANCES; Stairs from the huge balcony to the yard. GAS HOOKUP for BBQ - PARTIALLY COVERED - ENJOY 3 SEASONS. BLINDS installed. GAS IN GARAGE** if you want it heated. This 2,057 SF Bungalow Over 1650 SF developable for a Legal Suite. 10' Ceilings 12' in Livingroom, 9' Bsmt. Home offers 3 BD on Main. 1 full bath and 5pce Spa Ensuite. Kitchen cabinets to the ceiling. Quartz countertops. Primary luxury ensuite spa, jetted tub, double sinks plus a huge custom walk-in closet. Oversized double garage w floor drain. DuraDeck Balcony with access through 96" sliding doors from the dining room for indoor/outdoor living. Patio Door from Primary Bedroom. Magnificent for Entertaining or relaxing! Enjoy the Pond and Pathways. Major Shopping, Schools, Recreation Facilities, Major/Minor arterial Roads. Great neighbourhood! Great WALKING PATHS!



Built in 2023

### Essential Information

MLS® # E4361459

Price \$789,900

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,057
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	78 Edgefield Way
Area	St. Albert
Subdivision	Erin Ridge North
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7Z9

### Amenities

Amenities	Ceiling 10 ft., Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Wall Unit-Built-In
Parking	Double Garage Attached, Over Sized, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator-Energy Star, Stove-Countertop Electric, Washer - Energy Star
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	1
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 8th, 2023
Days on Market	592
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 May 22nd, 2025 at 6:32pm MDT