

\$715,000 - 73 Edgefield Way, St. Albert

MLS® #E4437011

\$715,000

4 Bedroom, 3.00 Bathroom, 1,301 sqft
Single Family on 0.00 Acres

Erin Ridge North, St. Albert, AB

READY-TO-MOVE-IN, custom Walkout Bungalow with west facing backyard. Upon entering this charming WALKOUT bungalow, you step into a welcoming foyer that leads directly into the heart of the home. Include a total of 2 bedrooms on main +2 in basement. The open-concept layout combines the living room, dining area, and kitchen, creating a spacious and inviting communal area and 2 bedrooms. Large windows grace the walls, allowing natural light to flood the space and offering picturesque view of the pond. The primary bedroom suite exudes tranquility, with its spacious layout, walk-in closet, and an ensuite bathroom complete with a luxurious soaking tub, separate shower, and dual vanity. This thoughtfully designed bungalow floor plan combines functionality with comfort, offering a cozy and inviting retreat for its occupants. The basement includes 2 beds, Jack-n-Jill full bathroom, bar and living area. A must see home!

Built in 2024



Essential Information

| | |
|-----------|-----------|
| MLS® # | E4437011 |
| Price | \$715,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |

| | |
|----------------|------------------------|
| Full Baths | 3 |
| Square Footage | 1,301 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 73 Edgefield Way |
| Area | St. Albert |
| Subdivision | Erin Ridge North |
| City | St. Albert |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8N 8A6 |

Amenities

| | |
|----------------|---|
| Amenities | Ceiling 9 ft., Exterior Walls- 2"x6", Wet Bar, 9 ft. Basement Ceiling |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| Is Waterfront | Yes |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Builder Appliance Credit |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Heatilator/Fan |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl, Hardie Board Siding |
| Exterior Features | Backs Onto Lake, No Back Lane, Playground Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl, Hardie Board Siding |

Foundation Concrete Perimeter

Additional Information

Date Listed May 16th, 2025

Days on Market 6

Zoning Zone 24



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