

## \$710,000 - 73 Edgefield Way, St. Albert

MLS® #E4420151

**\$710,000**

4 Bedroom, 3.00 Bathroom, 1,288 sqft

Single Family on 0.00 Acres

Erin Ridge North, St. Albert, AB

READY-TO-MOVE-IN, custom Pond backing Walkout Bungalow. 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, full bathroom, bar and living area. Photos are from previous home and used for showcasing the finishing.

Built in 2024

### Essential Information

MLS® #	E4420151
Price	\$710,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,288
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 8A9

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Exterior Walls- 2"x6", Hot Water Electric, No Animal Home, Walkout Basement, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### 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	See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	February 3rd, 2025
Days on Market	90
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 4th, 2025 at 1:17pm MDT