

\$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, Hardie Board Siding, Stone, Vinyl |
| Exterior Features | See Remarks |
| Roof | Asphalt Shingles |

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

Additional Information

Date Listed February 3rd, 2025
Days on Market 68
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 12th, 2025 at 1:32am MDT