

## \$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 67  
Zoning Zone 24

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