

# \$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                3

Zoning                              Zone 24



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Listing information last updated on May 18th, 2025 at 10:02pm MDT