

## \$539,000 - 69 57b Erin Ridge Drive, St. Albert

MLS® #E4434935

**\$539,000**

4 Bedroom, 2.50 Bathroom, 1,466 sqft

Condo / Townhouse on 0.00 Acres

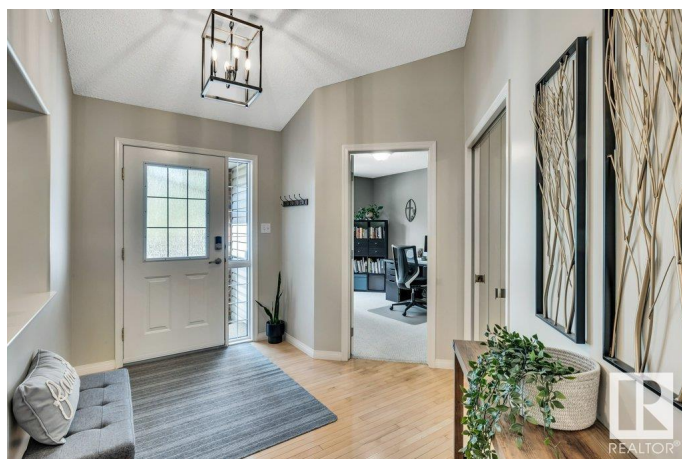
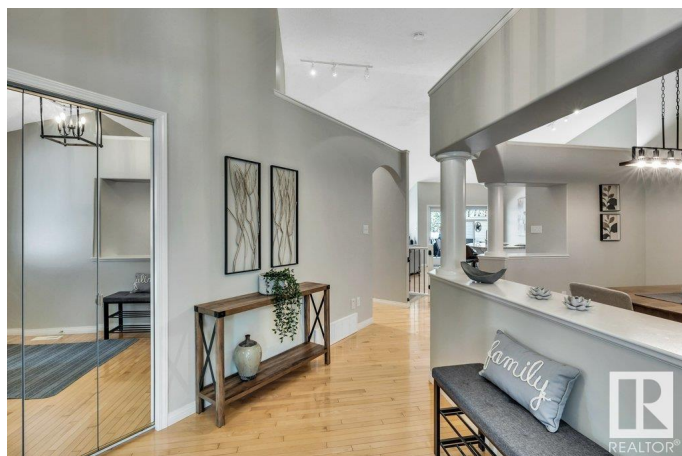
Erin Ridge, St. Albert, AB

Welcome home to this meticulous 1465 sqft bungalow half duplex in the desirable 55+ complex of Edgewood Estates in Erin Ridge. The main floor has an open concept layout with a spacious kitchen, large island, quartz countertops and ample cabinets. The living/dining area has large windows bringing in an abundance of natural light, a cosy gas fireplace and opens onto the large East facing deck. The primary bedroom is very spacious with walk-in closet and luxury 5pc ensuite. The second bedroom/office, formal dining room, 2 pc bathroom and laundry area finish off the main level. The basement has a large family room with second gas fireplace, 3rd and 4th bedrooms, den, 4pc bathroom and tons of storage! Great location - close to shopping, parks/trails.

Built in 2001

### Essential Information

MLS® #	E4434935
Price	\$539,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,466
Acres	0.00



Year Built	2001
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	69 57b Erin Ridge Drive
Area	St. Albert
Subdivision	Erin Ridge
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 6G1

### **Amenities**

Amenities	Air Conditioner, Deck, Parking-Visitor
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Not Fenced, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	1
Zoning	Zone 24
Condo Fee	\$405

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Listing information last updated on May 8th, 2025 at 11:17am MDT