# \$749,900 - 98 Edgefield Way, St. Albert

MLS® #E4401147

#### \$749,900

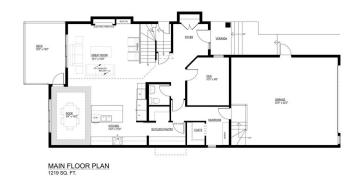
4 Bedroom, 3.50 Bathroom, 2,664 sqft Single Family on 0.00 Acres

Erin Ridge North, St. Albert, AB

Here's your chance to own your dream home! This is a very thoughtfully designed home, as evidenced by the smartly designed Jack-and-Jill 5pc bathroom, 2nd ensuite in the 4th bedroom, and 5pc ensuite in the primary suite, the 2nd pantry space, and the large open spaces. This home was specifically designed to take advantage of natural light while providing a comfortable and welcoming family space. The finishings are all modern and top quality, and the tall ceilings and cathedral space will always make you feel comfortable. The builder thought ahead by putting a side entrance into the staircase to the basement; you could have a rental suite to offset your mortgage cost or space for extended family or adult children who live with you. The 2 car garage is also oversized at 25' deep and will fit most 1/2 ton trucks. The home is still under construction, so there is some customizing and finishing choices available.







Built in 2024

#### **Essential Information**

MLS® # E4401147 Price \$749,900

Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 2,664
Acres 0.00

Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 98 Edgefield Way

Area St. Albert

Subdivision Erin Ridge North

City St. Albert
County ALBERTA

Province AB

Postal Code T8N 1R8

## **Amenities**

Amenities Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural

Gas, No Animal Home, No Smoking Home, Vinyl Windows

Parking Spaces 4

Parking Double Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Hood Fan, Oven-Built-In, Oven-Microwave,

Refrigerator, Stove-Countertop Gas

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Tile Surround

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Flat Site, Level Land, No Back Lane, Not Fenced, Not Landscaped,

Park/Reserve, Public Transportation, Schools, Shopping Nearby

Roof Fiberglass
Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed August 8th, 2024

Days on Market 217

Zoning Zone 24

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Listing information last updated on March 13th, 2025 at 1:17am MDT