

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

MLS® #E4440215

**\$749,900**

4 Bedroom, 3.50 Bathroom, 2,756 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.

Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440215  |
| Price          | \$749,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,756     |



|            |                        |
|------------|------------------------|
| 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                      June 4th, 2025

Days on Market                17

Zoning                              Zone 24

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Listing information last updated on June 21st, 2025 at 9:02pm MDT