

# \$829,900 - 35 Edgefield Way, St. Albert

MLS® #E4429018

**\$829,900**

5 Bedroom, 3.50 Bathroom, 2,330 sqft  
Single Family on 0.00 Acres

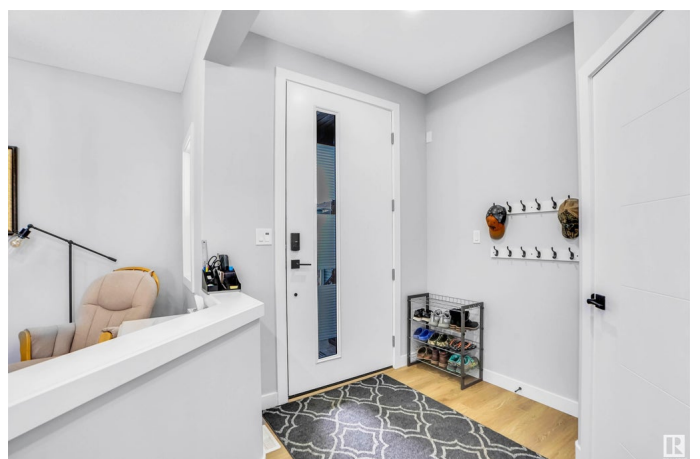
Erin Ridge North, St. Albert, AB

This two-year old fully finished 2-story home with WALKOUT BSMT offers 3226 sq. ft of developed living space with SOUTH EXPOSURE BACKING ONTO POND. Features of this home include vaulted ceilings and expansive windows that create a bright open feel, Main floor den, gourmet kitchen with quartz countertops, undermount sinks, and built-in stainless steel appliances, including an induction oven. This 5 bedroom home has four bedrooms upstairs and three baths with the five piece ensuite providing space, comfort and luxury in the primary suite. The walkout basement includes a wet bar with dishwasher, rec room, four-piece bath, bedroom and separate entrance for added convenience. The heated, finished oversized garage has a floor drain and custom shelving with loads of storage. Sitting on a fully landscaped lot, this move-in-ready home offers effortless living over looking POND & NATURE.

Built in 2022

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4429018  |
| Price      | \$829,900 |
| Bedrooms   | 5         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,330                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 35 Edgefield Way |
| Area        | St. Albert       |
| Subdivision | Erin Ridge North |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 8A1          |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Bar, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Low Flow Faucets/Shower, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Vacuum System-Roughed-In, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Heated, Insulated, Over Sized   |
| Is Waterfront  | Yes   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dryer, Freezer, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Washer, Window Coverings, Dishwasher-Two, Stove-Countertop Inductn, Garage Heater, Wet Bar |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Direct Vent  |
| Stories           | 3  |
| Has Basement      | Yes  |

Basement Full, Finished

## Exterior

Exterior Wood, Brick, Vinyl

Exterior Features Backs Onto Lake, Backs Onto Park/Trees, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, View Lake

Roof Asphalt Shingles

Construction Wood, Brick, Vinyl

Foundation Concrete Perimeter

## Additional Information

Date Listed April 4th, 2025

Days on Market 1

Zoning Zone 24

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Listing information last updated on April 5th, 2025 at 2:32am MDT