

## \$399,000 - 18 57a Erin Ridge Drive, St. Albert

MLS® #E4424507

**\$399,000**

3 Bedroom, 2.50 Bathroom, 1,210 sqft  
Condo / Townhouse on 0.00 Acres

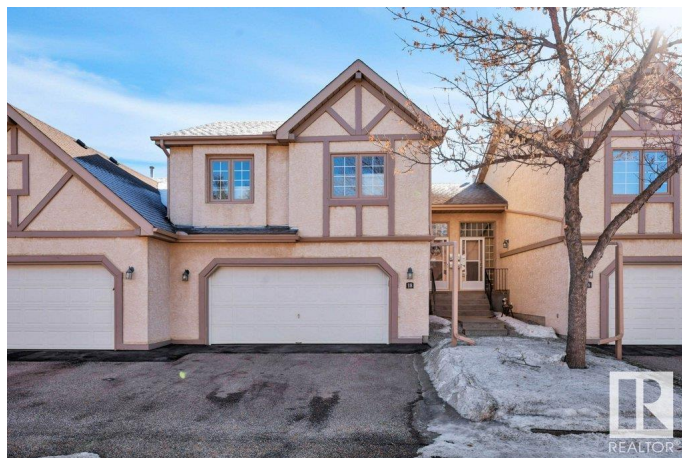
Erin Ridge, St. Albert, AB

Charming 45+ Townhouse in St. Albert. Welcome to Edgewood Estates, a sought-after 45+ community in Erin Ridge! This well-maintained 3-bed, 3-bath, 3-level split townhome offers comfort, convenience and modern updates. Enjoy a bright, spacious layout with new windows, new shingles and upgraded plumbing (no poly b). Newer furnace and water tank as well. Main level features a nice size living room with access to your maintenance free, private deck, eat in kitchen and formal dining room. Upper level features a primary with large walk-in closet and a 4 piece ensuite with laundry hookups as well. Lower level features a second living room with gas fireplace, 3rd bedroom and a 2 piece bath with laundry. The double attached garage provides ample storage as well with built in shelving. Nestled in a well-managed complex, this home offers stress-free living just minutes from shopping, dining, and recreation. Very rare find and great place to call home.

Built in 1992

### Essential Information

MLS® #	E4424507
Price	\$399,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,210
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Level Split
Status	Active

### **Community Information**

Address	18 57a Erin Ridge Drive
Area	St. Albert
Subdivision	Erin Ridge
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 6G1

### **Amenities**

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Flat Site, Landscaped, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	5
Zoning	Zone 24
Condo Fee	\$460

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Listing information last updated on March 12th, 2025 at 5:47pm MDT