

## \$749,900 - 7 Evans Place, St. Albert

MLS® #E4432779

### \$749,900

3 Bedroom, 3.00 Bathroom, 1,774 sqft  
Single Family on 0.00 Acres

Erin Ridge, St. Albert, AB

Stunning 1774 sq. ft. bungalow situated in a cul-de-sac on a large, pie-shaped lot that backs onto trees and a walkway. It features an open concept main floor with hardwood floors throughout the living room, dining room and kitchen. Renovated kitchen with granite countertops, stainless steel appliances, tile backsplash and large island. The large dining and living rooms are great for entertaining or everyday family use. Three bedrooms upstairs including a spacious primary which has two closets and a 4 piece ensuite. The basement has a large rec room with a gas fireplace, laundry room, 3 piece bathroom and a large storage space. Enjoy this beautiful yard this summer from the comfort of the maintenance free deck! The backyard also has a large stone patio, a vegetable garden with raspberries and 2 storage sheds. Shingles and eavestrough were replaced in 2018.

Built in 1989

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432779  |
| Price          | \$749,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,774     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1989                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 7 Evans Place |
| Area        | St. Albert    |
| Subdivision | Erin Ridge    |
| City        | St. Albert    |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T8N 5N2       |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Deck, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                    |
| Parking        | Double Garage Attached, Insulated    |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Private Setting, Schools, Shopping Nearby, Treed Lot, Vegetable Garden |
| Roof              | Asphalt Shingles   |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 24          |

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Listing information last updated on May 1st, 2025 at 8:02am MDT