

## \$555,000 - 13 Edgefield Way, St. Albert

MLS® #E4461408

**\$555,000**

3 Bedroom, 2.50 Bathroom, 1,649 sqft

Single Family on 0.00 Acres

Erin Ridge North, St. Albert, AB

Welcome to 13 Edgefield Way in Erin Ridge North! This 1,648 sq ft 2-storey offers 3 beds, 2.5 baths & a fully INSULATED double detached garage w/ upgraded ceiling height. The open-concept main floor features a cozy fireplace, upgraded lighting AND blinds throughout, upgraded stainless steel appliances with a gas stove, quartz counters, HUGE island & full-height cabinetry. Upstairs you'll find the primary bedroom w/ 4-pc ensuite & walk-in closet, two additional bedrooms, full bath & laundry. Enjoy FRESH landscaping, a brand-new fence & a separate entrance to the unfinished basement, ready for future suite dev. Perfectly located just 2 MINUTES to Costco & close to parks, schools, restaurants & retail. 10 MINUTES to the Anthony Henday. Fully move-in ready!

Built in 2023

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461408  |
| Price          | \$555,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,649     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2023                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13 Edgefield Way |
| Area        | St. Albert       |
| Subdivision | Erin Ridge North |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 7Z9          |

### Amenities

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, HRV System |
| Parking Spaces | 5                                                                                              |
| Parking        | Double Garage Detached, Insulated                                                              |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| Fireplace         | Yes                                                                                                                   |
| Fireplaces        | Insert                                                                                                                |
| Stories           | 2                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                      |

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                          |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                            |
| Construction      | Wood, Stone, Vinyl                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                          |

**School Information**

|            |                     |
|------------|---------------------|
| Elementary | Lois E Hole         |
| Middle     | Joseph M. Demko     |
| High       | Bellerose Composite |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 24           |

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Listing information last updated on October 14th, 2025 at 12:47pm MDT