

# \$730,000 - 95 Edgefield Way, St. Albert

MLS® #E4441538

**\$730,000**

4 Bedroom, 3.00 Bathroom, 2,504 sqft  
Single Family on 0.00 Acres

Erin Ridge North, St. Albert, AB

Discover this beautiful two-storey home in St. Albert, featuring a bright and airy main floor with soaring ceilings and large windows in the living room, complete with a cozy fireplace. The spacious, modern kitchen includes a pantry and flows into a dining area filled with natural light and a view of the deck. A mudroom, 3-piece bathroom, and additional storage space add convenience to the main level. Upstairs, you'll find plush carpeting throughout, a bonus room open to below that overlooks the living area, and a generously sized primary bedroom with a walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms and a 4-piece bathroom complete the upper level, making this the perfect home for family living. This home also includes a \$7,500 appliance credit—add your personal touch and make it truly yours.

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441538  |
| Price          | \$730,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,504     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2024                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 95 Edgefield Way |
| Area        | St. Albert       |
| Subdivision | Erin Ridge North |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 7Z9          |

### Amenities

|           |  |
|-----------|--|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                           |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior          | Wood, Vinyl          |
| Exterior Features | Golf Nearby, Schools |
| Roof              | Asphalt Shingles     |
| Construction      | Wood, Vinyl          |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 54              |
| Zoning         | Zone 24         |

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Listing information last updated on August 3rd, 2025 at 8:17am MDT