



## 185 ERIN RIDGE Drive St. Albert AB

\$574,900

Beautifully upgraded 2 storey home has almost 2300 sqft. of living space plus newly finished basement. Amazing location w/quick access to arterial roads, & steps to parks & walking trails. Walking up you'll feel the coziness, greeted by front veranda, enter into spacious entry & perfectly appointed front den, large entertainers kitchen w/oversized eating nook w/views out to the private lush backyard, new appliances, living room showcases beautiful wood feature wall & gas fireplace & 2 pc. bath complete main floor. Upper-level w/massive front bonus room 2/ vaulted ceilings, main bathroom, king sized primary bedroom w/walk in closet & 4 pc. ensuite, generously sized 2nd & 3rd bedrooms. Basement w/family room, fireplace, 2 large bedrooms, & 5 pc. bath w/heated floor. Entire basement is sound proofed w/insulation in the ceiling & walls. OS double attached garage, 24' deep. Newer shingles, hot water tank, water softener, electrical for hot tub, gas line to back patio & also available for future gas to kitchen.

Listing Presented By:



Originally Listed by:  
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