



50 Edinburgh Court 31 St. Albert AB

\$429,900

1477 sq.ft. 3 bedroom/3 bathroom half duplex in the community of Erin Ridge walking distance to Lois E. Hole K-6 school ~ a wonderful feature to be able to walk your kids to school! Walk inside and you will be in awe of how bright the home is ... as well you will like the entrance built in to store your essentials or to showcase your 'Christmas decor'. Main floor offers an open concept kitchen dining room & living room with electric fireplace and patio doors to the backyard. Kitchen has lots of quartz counters, island to seat 3, and plenty of cupboard space. Upstairs 3 well balanced bedrooms, laundry and 4 piece bathroom. Primary bedroom is nice and bright, walk-in closet and a 3 piece ensuite mimicking the finishing throughout. Basement is unfinished but currently used as a kids play area. This half duplex has a double garage perfect for those snowy winter days. This complex is well maintained and please note the condo fees include your insurance for the unit.

Listing Presented By:



Originally Listed by:
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