



St. Albert Alberta

\$599,900

Welcome to this IMMACULATE 1,945 sq. ft. home in sought-after Erin Ridge, perfectly positioned backing & siding a scenic walking path with a large, fully fenced backyard. The inviting main floor features a spacious foyer opening into the great room, while the beautifully appointed kitchen offers rich walnut flooring, upgraded stainless steel appliances, corner pantry & a generous island. A convenient half bath & laundry room complete the main level. Upstairs, the impressive BONUS ROOM is thoughtfully separated from the bedrooms, offering a versatile space for family living. Three spacious bedrooms and a 4-pc bathroom complete the upper level, including a generous primary suite with 4-pc ensuite, separate corner tub & WALK-IN CLOSET. The FULLY FINISHED basement provides a large family room, 4th bedroom & 3-pc bathroom. CENTRAL A/C adds year-round comfort. Enjoy an exceptional location with direct access to the walking path and close proximity to Lois E. Hole School, parks, shopping & everyday amenities. (id:6769)

Bedroom 4 4.19 m X 3.51 m

Recreation room 4.26 m X 7.02 m

Utility room 3.1 m X 3.51 m

Living room 4.44 m X 5.41 m

Kitchen 4.37 m X 6.16 m

Laundry room 2.25 m X 3.87 m

Storage 1.38 m X 1.22 m

Primary Bedroom 5.03 m X 3.62 m

Bedroom 2 2.77 m X 3.67 m

Bedroom 3 3.27 m X 2.9 m

Bonus Room 5.53 m X 5.09 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

<http://www.erinwillman.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.