



## St. Albert Alberta

\$499,900

Welcome to this beautiful half duplex tucked away in Erin Ridge North. The main floor is sunfilled, and hosts an open concept living space. The kitchen features warm neutral colours, plenty of cabinetry and counter space, modern appliances and details, complete w/ a central island and closet pantry. The living room has large windows and an electric fireplace. The dining space has easy access to your back deck & fenced in back yard! Completing this level is a 2 pce bathroom & access to your insulated double attached garage. Upstairs has a spacious laundry room, 4 pce main bathroom & 3 good sized bedrooms incl. the primary suite w/ soaring vaulted ceilings, large window, walk-in closet and 3 pce ensuite. The basement is partially finished w/ a den/4th bedroom, large rec space & utility room. (Future bathroom rough ins are there for your future plans). Other notable features: A/C, gas line to BBQ, full basement electrical outlets complete, steps to Lois Hole Elementary, shopping & all amenities! (id:6769)

Den 4.18 m X 3.02 m

Utility room Measurements not available

Living room 4.33 m X 2.59 m

Dining room 3.05 m X 2.71 m

Kitchen 4.18 m X 2.71 m

Primary Bedroom 4.27 m X 4.15 m

Bedroom 2 3.41 m X 3.41 m

Bedroom 3 3.69 m X 3.41 m

Laundry room 1.92 m X 1.19 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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