



## St Albert Alberta

\$575,000

Welcome to the highly desirable community of Erin Ridge, a community appreciated for its strong family appeal. The main floor is bright and spacious, featuring a large living room, a family room with a gas fireplace, and a well-appointed kitchen with a pantry. Upstairs, you'll find a generous bonus room with a second gas fireplace, along with 4 bedrooms, including a spacious primary suite complete with a walk-in closet and 4-piece ensuite. The unfinished basement provides a blank canvas to create the space that suits your needs. Additional features include central A/C, a double attached garage, and a fully fenced backyard with a large deck—perfect for summer entertaining. This beautiful 2-storey home is ideally located near schools, shopping, Costco, and quick access to Anthony Henday. Recent updates include the roof, furnace & hot water tank (2023) A/C (2024), appliances & blinds (2022). Located in one of St. Albert's most desirable communities, this is a fantastic opportunity to call home. (id:6769)

Living room 3.46 m X 3.34 m

Dining room 2.99 m X 4.04 m

Kitchen 4.06 m X 4.04 m

Family room 4.66 m X 4.18 m

Laundry room 2.56 m X 2.35 m

Primary Bedroom 5.02 m X 3.94 m

Bedroom 2 3.94 m X 3.81 m

Bedroom 3 3.02 m X 3.94 m

Bedroom 4 3.12 m X 3.06 m

Listing Presented By:



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