

## **\$665,000 - 66 Edgefield Way, St. Albert**

MLS® #E4453294

**\$665,000**

4 Bedroom, 2.50 Bathroom, 2,273 sqft

Single Family on 0.00 Acres

Erin Ridge North, St. Albert, AB

**MOVE-IN READY in ERIN RIDGE NORTH!**

This stunning 2,272 SQ FT home offers 4 BEDROOMS, 2.5 BATHS, and a BRIGHT OPEN-CONCEPT LAYOUT with soaring OPEN-TO-BELOW CEILINGS and expansive windows that fill the home with natural light. The modern KITCHEN features a stylish backsplash, oversized island, and a WALK-THROUGH PANTRY conveniently connected to the mudroom. Relax by the FIREPLACE in the main living room or the one in the upstairs BONUS ROOM, perfect for family nights. The PRIMARY SUITE impresses with a WALK-IN CLOSET and a SPA-INSPIRED ENSUITE offering double sinks, a deep soaker tub, and a tiled glass shower. A separate SIDE ENTRANCE provides excellent potential for a future LEGAL SUITE, making this home both functional and investment-friendly. Completed with APPLIANCES, REAR DECK, UPGRADED LIGHTING, HARDWOOD FLOORING, and a DOUBLE ATTACHED GARAGE. Located near highly rated schools, parks, scenic trails, shopping, and dining. IMMEDIATE POSSESSION AVAILABLE!

Built in 2025

### **Essential Information**

MLS® #

E4453294



|                |                        |
|----------------|------------------------|
| Price          | \$665,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,273                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 66 Edgefield Way |
| Area        | St. Albert       |
| Subdivision | Erin Ridge North |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 7Z9          |

### Amenities

|           |                                                                                                                                                                                                                 |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vacuum System-Roughed-In, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                                                                                                          |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                |
| Fireplace         | Yes                                                                                                                                      |
| Fireplaces        | Insert                                                                                                                                   |
| Stories           | 2                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                                         |

Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                               |
| Exterior Features | Backs Onto Park/Trees, G<br>Nearby, Public Transportation |
| Roof              | Asphalt Shingles                                          |
| Construction      | Wood, Vinyl                                               |
| Foundation        | Concrete Perimeter                                        |



Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 24           |

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Listing information last updated on August 17th, 2025 at 7:17am MDT