

\$399,000 - 18 57a Erin Ridge Drive, St. Albert

MLS® #E4424507

\$399,000

3 Bedroom, 2.50 Bathroom, 1,210 sqft
Condo / Townhouse on 0.00 Acres

Erin Ridge, St. Albert, AB

Charming 45+ Townhouse in St. Albert. Welcome to Edgewood Estates, a sought-after 45+ community in Erin Ridge! This well-maintained 3-bed, 3-bath, 3-level split townhome offers comfort, convenience and modern updates. Enjoy a bright, spacious layout with new windows, new shingles and upgraded plumbing (no poly b). Newer furnace and water tank as well. Main level features a nice size living room with access to your maintenance free, private deck, eat in kitchen and formal dining room. Upper level features a primary with large walk-in closet and a 4 piece ensuite with laundry hookups as well. Lower level features a second living room with gas fireplace, 3rd bedroom and a 2 piece bath with laundry. The double attached garage provides ample storage as well with built in shelving. Nestled in a well-managed complex, this home offers stress-free living just minutes from shopping, dining, and recreation. Very rare find and great place to call home.

Built in 1992

Essential Information

MLS® #	E4424507
Price	\$399,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,210
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Level Split
Status	Active

Community Information

Address	18 57a Erin Ridge Drive
Area	St. Albert
Subdivision	Erin Ridge
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 6G1

Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
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
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Flat Site, Landscaped, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 7th, 2025
Days on Market	7
Zoning	Zone 24
Condo Fee	\$460

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