

## \$779,500 - 1 Eden Court, St. Albert

MLS® #E4429776

**\$779,500**

5 Bedroom, 3.50 Bathroom, 1,863 sqft  
Single Family on 0.00 Acres

Erin Ridge, St. Albert, AB

BEAUTIFUL CITY HOME WITH A SHOP!!  
Over 2800 SQ FT OF DVPD LIVING SPACE  
w. WALKOUT BASEMENT. 3 + 2 bedroom,  
3.5 bathrooms, and a contemporary, open  
floor plan will delight you. Enjoy the new  
kitchen ('24) with gorgeous white cabinets,  
exotic granite, exceptional hardware,  
upgraded stnls appliances, island with sink  
and RO Water Filtration. New vinyl plank floors  
(25) throughout main floor make this  
GLUTIN-FREE house especially clean. Main  
floor has open floor plan with city-scape views  
from dining and living room. Another family  
room with gas fireplace adj. to large eating  
nook and kitchen. Second level offer 3  
bedrooms incl primary with 4 piece ensuite  
and walk-in closet. Upgrade bathrooms w.  
quartz countertops. WALKOUT BSMT w. new  
carpet, 2 bedrooms, bathroom, rec. Double  
attach garage PLUS det. SHOP w. 8' doors for  
large trucks and yard with 2 sheds. High end  
10-stage furnace, hydronic furnace ('23), on  
demand hot water, Levelor blinds w. warranty.  
Dog run. Steel stairway off patio w. 21'  
footings.

Built in 1997

### Essential Information

MLS® #	E4429776
Price	\$779,500



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,863
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1 Eden Court
Area	St. Albert
Subdivision	Erin Ridge
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 6L1

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Hot Water Instant, No Smoking Home, Vinyl Windows, Walkout Basement, Workshop
Parking	Double Garage Attached, Shop

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot, Fenced, Landscaped, Shopping Nearby, View City
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 9th, 2025
Days on Market	12
Zoning	Zone 24

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