

## \$555,000 - 13 Edgefield Way, St. Albert

MLS® #E4461408

**\$555,000**

3 Bedroom, 2.50 Bathroom, 1,649 sqft

Single Family on 0.00 Acres

Erin Ridge North, St. Albert, AB

Welcome to 13 Edgefield Way in Erin Ridge North! This 1,648 sq ft 2-storey offers 3 beds, 2.5 baths & a fully INSULATED double detached garage w/ upgraded ceiling height. The open-concept main floor features a cozy fireplace, upgraded lighting AND blinds throughout, upgraded stainless steel appliances with a gas stove, quartz counters, HUGE island & full-height cabinetry. Upstairs you'll find the primary bedroom w/ 4-pc ensuite & walk-in closet, two additional bedrooms, full bath & laundry. Enjoy FRESH landscaping, a brand-new fence & a separate entrance to the unfinished basement, ready for future suite dev. Perfectly located just 2 MINUTES to Costco & close to parks, schools, restaurants & retail. 10 MINUTES to the Anthony Henday. Fully move-in ready!

Built in 2023

### Essential Information

MLS® #	E4461408
Price	\$555,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,649
Acres	0.00



Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	13 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, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, HRV System
Parking Spaces	5
Parking	Double Garage Detached, Insulated

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Lois E Hole
Middle	Joseph M. Demko
High	Bellerose Composite

**Additional Information**

Date Listed	October 8th, 2025
Days on Market	1
Zoning	Zone 24

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Listing information last updated on October 9th, 2025 at 3:32am MDT