

## \$499,999 - 8 Erinwoods Place, St. Albert

MLS® #E4444857

**\$499,999**

3 Bedroom, 2.50 Bathroom, 1,593 sqft

Single Family on 0.00 Acres

Erin Ridge, St. Albert, AB

Welcome to this lovely 2-storey with attached double garage in Erin Ridge with CENTRAL A/C! Brand new roof in 2024! You will love the homey vibe in this well cared for property! This 1593 sq ft (plus full basement) home features hardwood & tile flooring, main floor laundry and much more! On the main level: a spacious entry way with laundry & 2-pc ensuite just off the garage entrance, living room with beautiful stone facing gas fireplace & large windows, bright dining room with deck access and a spacious kitchen with corner pantry, built-in dishwasher and plenty of countertop space. Upstairs: 2 full bathrooms & 3 spacious bedrooms including the owner's suite with walk-in closet & 4-piece ensuite as well as flex space/office area. The basement is partly finished, with plumbing roughed in for a future bathroom. Outside: private fully fenced yard with deck, fire pit and low maintenance landscaping done in 2024. Fantastic location near all amenities, schools and parks! Great opportunity! Act Fast!

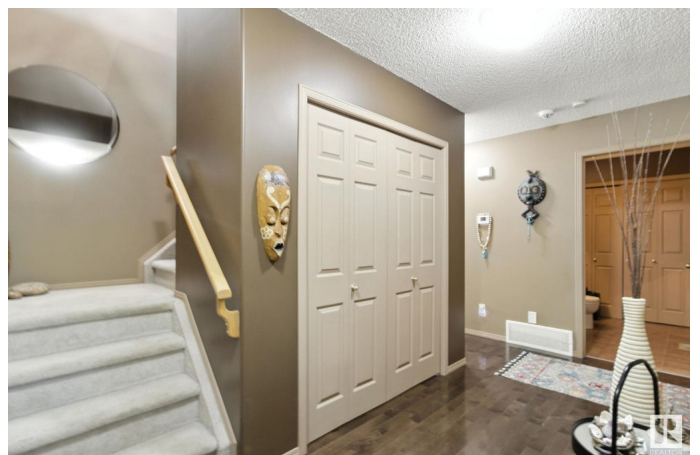
Built in 2002

### Essential Information

MLS® # E4444857

Price \$499,999

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,593
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8 Erinwoods Place
Area	St. Albert
Subdivision	Erin Ridge
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7B2

### Amenities

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 27th, 2025
Days on Market	4
Zoning	Zone 24

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 1st, 2025 at 11:32am MDT