

## \$649,900 - 12 Edgefield Way, St. Albert

MLS® #E4449243

**\$649,900**

4 Bedroom, 3.00 Bathroom, 2,167 sqft

Single Family on 0.00 Acres

Erin Ridge North, St. Albert, AB

Discover this beautifully crafted home in Erin Ridge, St. Albert, offering over 2,000 sq ft of refined living on two levels. A walk-through pantry leads to a chef's kitchen with CEILING-HEIGHT two-tone cabinetry, QUARTZ countertops with MATCHING BACKSPLASH, gas cooktop, built-in microwave, and wall oven. The OPEN-TO-BELOW living room boasts a soaring statement wall with a sleek ELECTRIC FIREPLACE framed by FULL-HEIGHT BLACK TILES and elegant spindle railings. The main floor includes a versatile den or 4TH BEDROOM and FULL BATH, while upstairs features a bonus room with feature wall design, two spacious bedrooms, a laundry room, and a stunning primary suite with room for a California king, FEATURE WALL DESIGN, and a SPA-INSPIRED ensuite with SOAKER TUB, shower, and DUAL SINKS. MDF shelving enhances all closets, and a deck extends outdoor living. A SIDE ENTRANCE offers legal-suite potential. Close to shopping, a theatre & more, this home is style, comfort, and opportunity combined. Welcome to your new home!

Built in 2025

### Essential Information

MLS® #

E4449243



|                |                        |
|----------------|------------------------|
| Price          | \$649,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,167                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12 Edgefield Way |
| Area        | St. Albert       |
| Subdivision | Erin Ridge North |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 8A1          |

### Amenities

|                |                                                                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Patio, Vinyl Windows, See Remarks, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                   |
| Parking        | Double Garage Attached                                                                                                                              |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas |
| Heating           | Forced Air-1, Natural Gas                                                                                                       |
| Fireplace         | Yes                                                                                                                             |
| Fireplaces        | Heatilator/Fan                                                                                                                  |
| Stories           | 2                                                                                                                               |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Full, Unfinished                                                                                                                |

### Exterior

|                   |                                                                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl, Hardie Board Siding                                                                                                                                                                       |
| Exterior Features | Fenced, Flat Site, Golf Nearby, No Back Lane, No Through Road, Not Fenced, Not Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                                              |
| Construction      | Wood, Stone, Vinyl, Hardie Board Siding                                                                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                                                                                            |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Lois E Hole Elementary |
| Middle     | Joseph M. Demko        |
| High       | Paul Kane High School  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 22              |
| 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 August 14th, 2025 at 12:32am MDT