

## \$749,900 - 98 Edgefield Way, St. Albert

MLS® #E4401147

**\$749,900**

4 Bedroom, 3.50 Bathroom, 2,756 sqft

Single Family on 0.00 Acres

Erin Ridge North, St. Albert, AB

Here's your chance to own your dream home! This is a very thoughtfully designed home, as evidenced by the smartly designed Jack-and-Jill 5pc bathroom, 2nd ensuite in the 4th bedroom, and 5pc ensuite in the primary suite, the 2nd pantry space, and the large open spaces. This home was specifically designed to take advantage of natural light while providing a comfortable and welcoming family space. The finishings are all modern and top quality, and the tall ceilings and cathedral space will always make you feel comfortable. The builder thought ahead by putting a side entrance into the staircase to the basement; you could have a rental suite to offset your mortgage cost or space for extended family or adult children who live with you. The 2 car garage is also oversized at 25' deep and will fit most 1/2 ton trucks. The home is still under construction, so there is some customizing and finishing choices available.

Built in 2024

### Essential Information

MLS® #	E4401147
Price	\$749,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	2,756
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	98 Edgefield Way
Area	St. Albert
Subdivision	Erin Ridge North
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1R8

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Level Land, No Back Lane, Not Fenced, Not Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby

Roof	Fiberglass
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 8th, 2024
Days on Market	254
Zoning	Zone 24

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