

## \$974,900 - 96 Edgefield Way, St. Albert

MLS® #E4452719

**\$974,900**

3 Bedroom, 2.50 Bathroom, 1,765 sqft

Single Family on 0.00 Acres

Erin Ridge North, St. Albert, AB

Discover this BRAND NEW BUNGALOW in Erin Ridge North – ready September 30! This stunning 1,765 sqft home offers modern design, premium finishes and a spacious open concept layout. The CHEF'S KITCHEN boasts quartz countertops, a large island, walk through pantry and custom cabinetry, while the great room showcases a COZY ELECTRIC FIREPLACE and expansive windows for lots of natural light. The primary suite includes a walk-in closet and a luxurious 5pce ensuite that features a custom shower and throne room. Completing the main floor is an office, 2pce bathroom and laundry room! The FULLY FINISHED BASEMENT features two additional bedrooms (each with their own walk in closet) a 3pce bathroom, family room and a gym. Quality craftsmanship is evident throughout. A TRIPLE ATTACHED GARAGE (34'7" x 23') completes this amazing home! Close to parks, trails, shopping and schools!

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452719  |
| Price      | \$974,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,765                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 96 Edgefield Way |
| Area        | St. Albert       |
| Subdivision | Erin Ridge North |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 8A7          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Triple Garage Attached |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Dryer-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                |
| Fireplace         | Yes                                                                                                                      |
| Fireplaces        | Tile Surround                                                                                                            |
| Stories           | 2                                                                                                                        |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Full, Finished                                                                                                           |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl, Hardie Board Siding                                                                 |
| Exterior Features | Corner Lot, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood, Brick, Vinyl, Hardie Board Siding                                                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 12th, 2025  
Days on Market                36  
Zoning                              Zone 24

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