

## **\$549,900 - 6 Erinwoods Place, St. Albert**

MLS® #E4428598

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,874 sqft  
Single Family on 0.00 Acres

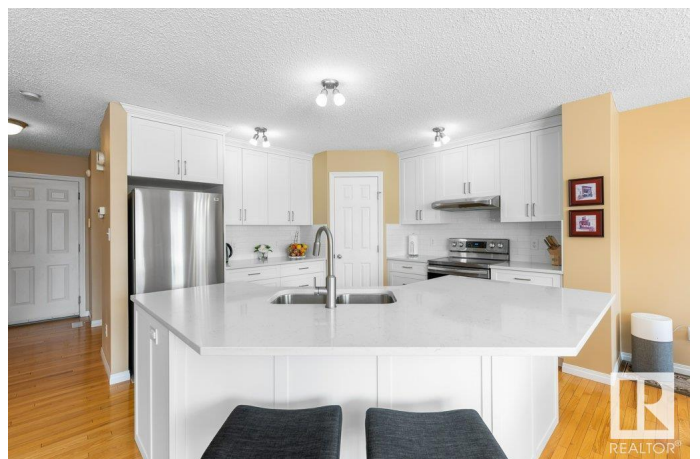
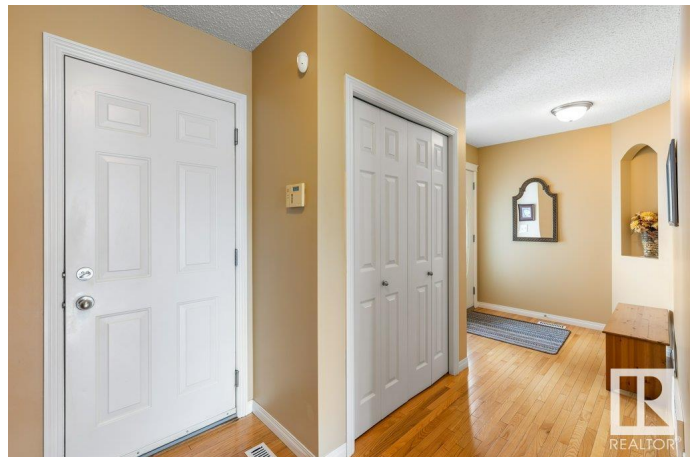
Erin Ridge, St. Albert, AB

Discover the perfect blend of comfort, style & convenience in this impeccable 1841 sq ft two-storey home located in family friendly Erin Ridge steps from walkways, parks & all conveniences. Nestled in a quiet cul-de-sac, this allergen-free, air conditioned haven boasts hardwood & laminate flooring, ensuring a clean & inviting atmosphere for your family. Enjoy the open-concept main floor that seamlessly connects the living area with a cozy gas fireplace to a newly renovated kitchen featuring a large island ideal for entertaining. Upstairs features second-floor laundry, a large bonus room with vaulted ceilings & 3 spacious bedrooms including a primary with 5' walk-in shower & jetted tub and generous walk-in closet. The fully developed basement provides an exercise area & family room (easily converted to 4th bedroom), plus storage. Take full advantage of enjoyable outdoor living in the fully landscaped yard complete with an exposed aggregate 24'x17' patio, mature trees & RV parking. An absolute 10+ home!

Built in 2002

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4428598  |
| Price  | \$549,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,874                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 6 Erinwoods Place |
| Area        | St. Albert        |
| Subdivision | Erin Ridge        |
| City        | St. Albert        |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8N 7B2           |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Patio                  |
| Parking   | Double Garage Attached |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |   |
|-------------------|---|
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby,<br>See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 24         |

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Listing information last updated on April 4th, 2025 at 10:47am MDT