

## \$674,800 - 107 Edgefield Way, St. Albert

MLS® #E4443541

**\$674,800**

5 Bedroom, 3.50 Bathroom, 1,857 sqft  
Single Family on 0.00 Acres

Erin Ridge North, St. Albert, AB

Welcome to this absolutely stunning home with LEGAL & PERMITTED 2 BDRM BASEMENT SUITE - truly a 10/10! From the moment you step into the spacious front entry, youâ€™™ll be impressed by the show home-level finishes throughout. The kitchen is a standout feature w/beautiful white ceiling-height cabinets, quartz countertops, a massive pantry & large island w/eating bar- perfect for entertaining. The living room boasts soaring ceilings that create a bright & open atmosphere, while the stylish & modern design flows seamlessly through the entire main level. Mudroom area, dble attached garage & 2-pce powder room round out the main floor. Upstairs, the generous primary suite includes a walk-in closet & spa-like ensuite. 2 additional bdrms, a full 4-pce bathroom, a bonus room & upstairs laundry offer practical and luxurious living for the whole family. The basement adds incredible income potential with a legal 2-bdrm suite -complete w/its own kitchen, Quartz counters, high ceilings & laundry space. Amazing opportunity!

Built in 2023

### Essential Information

MLS® #	E4443541
Price	\$674,800



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,857
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	107 Edgefield Way
Area	St. Albert
Subdivision	Erin Ridge North
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7Z9

### Amenities

Amenities	Ceiling 9 ft., Deck
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Lois E Hole
Middle	Lorne Akins, Joseph Demko
High	Paul Kane, ESSMY

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	69
Zoning	Zone 24

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