

\$509,900 - 21 Edward Way, St. Albert

MLS® #E4456072

\$509,900

2 Bedroom, 2.50 Bathroom, 1,120 sqft

Single Family on 0.00 Acres

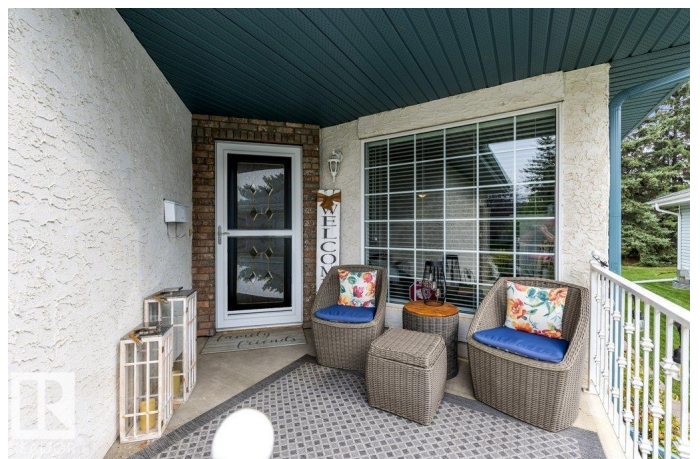
Erin Ridge, St. Albert, AB

Welcome to this Adult 55+ half-duplex bungalow in Erin Ridge! Enjoy a low-maintenance lifestyle with a \$140/month HOA that includes lawn care & snow removal. The main floor features vaulted ceilings, an open-concept living/dining area with cozy gas fireplace, den w/ closet, and a spacious primary suite with 4pc ensuite & walk-in closet. The kitchen offers white cabinetry, quartz counters w/ waterfall edge, and an eating nook with patio doors to a private cement patio backing mature trees, complete with gas BBQ hookup. A 2pc bath with laundry completes the main floor. The fully finished basement includes a large family room, 2nd bedroom, 3pc bath, mechanical & storage rooms. Additional highlights: double attached garage (19x22) plus upgrades including 50-yr shingles, vinyl plank flooring, baseboards, paint, washer/dryer & eavestroughs. Move-in ready!

Built in 1999

Essential Information

MLS® #	E4456072
Price	\$509,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,120
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	21 Edward Way
Area	St. Albert
Subdivision	Erin Ridge
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 6N9

Amenities

Amenities	Patio, Natural Gas BBQ Hookup
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Landscaped, Public Transportation, Shopping Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed September 4th, 2025
Days on Market 6
Zoning Zone 24
HOA Fees 140
HOA Fees Freq. Monthly

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Listing information last updated on September 10th, 2025 at 12:17am MDT