

## \$379,900 - 200 Erin Ridge Drive, St. Albert

MLS® #E4435703

**\$379,900**

4 Bedroom, 1.50 Bathroom, 1,385 sqft

Condo / Townhouse on 0.00 Acres

Erin Ridge, St. Albert, AB

Desirable Erin Ridge Lane with south facing back yard and no neighbors behind. Condo fee 155.00. Beautiful condition from top to bottom. Upgrades from great room laminate flooring, new quality plush carpeting in the bedrooms and both the stairways. Freshly painted too! The great room with cozy fireplace also gives access to a private south facing fenced yard. You will appreciate the size of the upstairs primary bedroom with huge walk in closet and private access to the bathroom. Bedrooms 2 and 3 are here as well. Great basement development includes a 4th bedroom, and an excellent play area for children with beautiful new vinyl plank flooring. Spacious storage area here too! The single attached garage is accessible at the front entrance and the driveway accommodates 2 vehicles. Note: shingles are newer. High efficiency furnace and hot water tank. Park and ice rink just steps away. Move in condition.

Built in 2002

### Essential Information

MLS® #	E4435703
Price	\$379,900
Bedrooms	4
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,385
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	200 Erin Ridge Drive
Area	St. Albert
Subdivision	Erin Ridge
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7E2

### **Amenities**

Amenities	Exterior Walls- 2"x6", Parking-Visitor, Vinyl Windows
Parking Spaces	3
Parking	Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	38
Zoning	Zone 24
Condo Fee	\$155

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