

## \$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. 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                2

Zoning                            Zone 24

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