

## \$699,800 - 107 Edgefield Way, St. Albert

MLS® #E4443541

**\$699,800**

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 BASEMET 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 \$699,800



|                |                        |
|----------------|------------------------|
| 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 | 48              |
| Zoning         | Zone 24         |

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Listing information last updated on August 7th, 2025 at 9:17am MDT