

Courtesy Of Mel W Knott Of Royal Lepage Arteam Realty

## \$389,900 - 23-200 Erin Ridge Drive Drive, St. Albert

MLS® #E4428613

**\$389,900**

3 Bedroom, 3.00 Bathroom, 1,393 sqft  
Condo / Townhouse on 0.00 Acres

Erin Ridge, St. Albert, AB

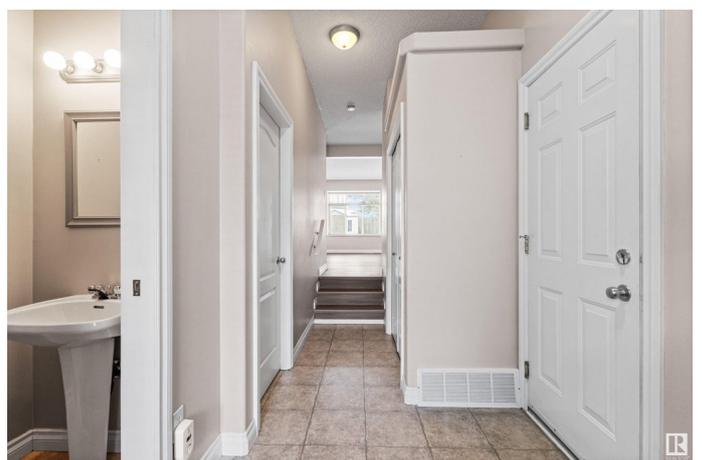
One of the best locations in Erin Ridge Lane. Condo fee 155.00. Beautiful condition from top to bottom. Tons of newer upgrades, from great room vinyl plank flooring in the great room 2024, new kitchen appliances 2024, furnace and hot water tank 2023, shingles 2022, painted throughout 2024. The great room with cozy fireplace also gives access to a private south west facing fenced yard. The professionally finished basement and is complete including family room, wired for media center. Prepped with baseboard, just needs flooring. Also a bath room and finished laundry room here as well. Upstairs an extra large primary bedroom with huge walk in closet, convenient 4 pc bath en-suite too! Bedrooms 2 and 3 and main bath here as well.

The single attached garage is accessible at the front entrance and the driveway accommodates 2 vehicles. You will appreciate THE MOVE IN CONDITION. Central air conditioned as well.

Built in 2002

### Essential Information

MLS® #	E4428613
Price	\$389,900
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	2
Square Footage	1,393
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	23-200 Erin Ridge Drive Drive
Area	St. Albert
Subdivision	Erin Ridge
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7E2

### Amenities

Amenities	Air Conditioner, Parking-Visitor, Patio, Vinyl Windows
Parking Spaces	3
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, 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	April 2nd, 2025
Days on Market	9
Zoning	Zone 24
Condo Fee	\$155

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 11th, 2025 at 7:32am MDT