

# \$944,900 - 91 Edgefield Way, St. Albert

MLS® #E4402902

**\$944,900**

5 Bedroom, 5.00 Bathroom, 2,848 sqft

Single Family on 0.00 Acres

Erin Ridge North, St. Albert, AB

2 Storey 2,848 +/- SF on a Walk-Out lot onto the Pond. Fully fenced and Landscaped Plus 1,193 +/- SF Bsmt developed. TOTAL 4,041 +/- SF developed. Designed for family enjoyment plus large gatherings! Enjoy tranquility watching the Sunset over the pond. Covered deck off Dining Room, Primary Suite and at ground level patio. Huge Spa style Ensuite - separate water closet. Double vanity. Invigorate in the spa shower or relax in the huge soaker tub. 3 additional Bedrooms on the same floor all with 4 Pce Bathrooms. Plus, main floor den/bedroom with adjacent full bath. 5th Large Bsmt. Bdrm. Large Kitchen Plus a full 2nd Kitchen. Entertain guests in the Living Room while others relax in the Bonus Room overlooking the Great Room or bsmt family room c/w wet bar w bar stool height island or enjoy the games room. Open design allows flow of natural light thru-out. Store your toys™ in the oversized garage. Access to the Park/Pond/Pathways. Major Shopping, Schools, Recreation Facilities, Major/Minor Arterial Roads



91 Edgefield Wy, St. Albert, AB

Main Building - Total Exterior Area Above Grade 2348.01 sq ft



Main Floor  
Exterior Area 1281.25 sq ft

2nd Floor  
Exterior Area 1066.76 sq ft

White regions are excluded from total floor area in QUOTE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 2024/12/12



Built in 2024

## Essential Information

MLS® # E4402902

Price \$944,900

Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	2,848
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	91 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, Walkout Basement, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Over Sized
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, See Remarks, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

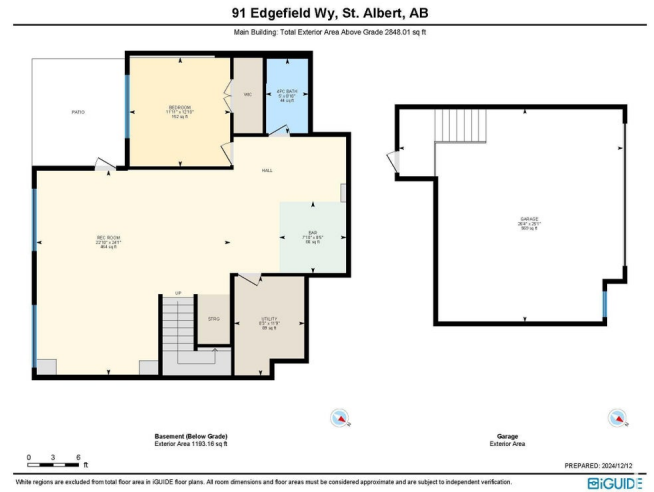
### **Exterior**

Exterior	Wood, Stone, Stucco, Vinyl
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Golf Nearby, See Remarks

Roof Asphalt Shingles  
Construction Wood, Stone, Stucco, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed August 20th, 2024  
Days on Market 228  
Zoning Zone 24



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Listing information last updated on April 4th, 2025 at 10:32pm MDT