

## \$509,900 - 21 Edward Way, St. Albert

MLS® #E4456072

**\$509,900**

2 Bedroom, 2.50 Bathroom, 1,120 sqft

Single Family on 0.00 Acres

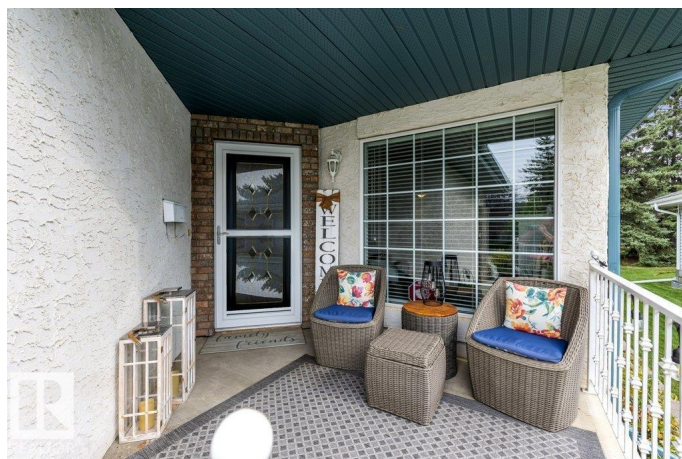
Erin Ridge, St. Albert, AB

Welcome to this Adult 55+ half-duplex bungalow in Erin Ridge! Enjoy a low-maintenance lifestyle with a \$140/month HOA that includes lawn care & snow removal. The main floor features vaulted ceilings, an open-concept living/dining area with cozy gas fireplace, den w/ closet, and a spacious primary suite with 4pc ensuite & walk-in closet. The kitchen offers white cabinetry, quartz counters w/ waterfall edge, and an eating nook with patio doors to a private cement patio backing mature trees, complete with gas BBQ hookup. A 2pc bath with laundry completes the main floor. The fully finished basement includes a large family room, 2nd bedroom, 3pc bath, mechanical & storage rooms. Additional highlights: double attached garage (19x22) plus upgrades including 50-yr shingles, vinyl plank flooring, baseboards, paint, washer/dryer & eavestroughs. Move-in ready!

Built in 1999

### Essential Information

MLS® #	E4456072
Price	\$509,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,120
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	21 Edward Way
Area	St. Albert
Subdivision	Erin Ridge
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 6N9

### **Amenities**

Amenities	Patio, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Landscaped, Public Transportation, Shopping Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 4th, 2025  
Days on Market                1  
Zoning                              Zone 24  
HOA Fees                         140  
HOA Fees Freq.                Monthly

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