

Courtesy Of Brian C Cyr and Erin L Willman Of RE/MAX Elite

## **\$549,900 - 6 Erinwoods Place, St. Albert**

MLS® #E4428598

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,874 sqft  
Single Family on 0.00 Acres

Erin Ridge, St. Albert, AB

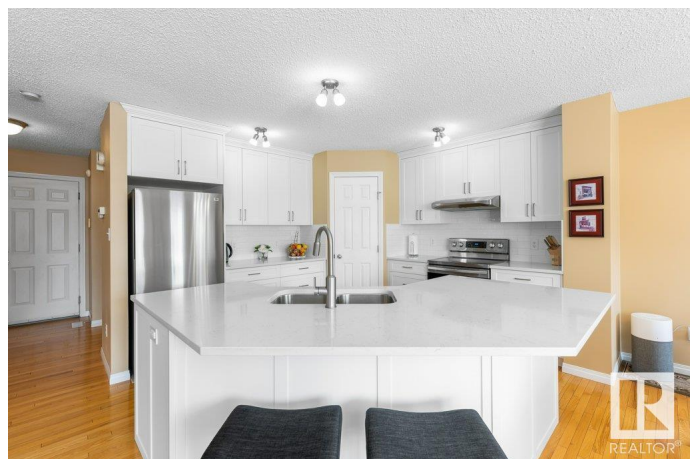
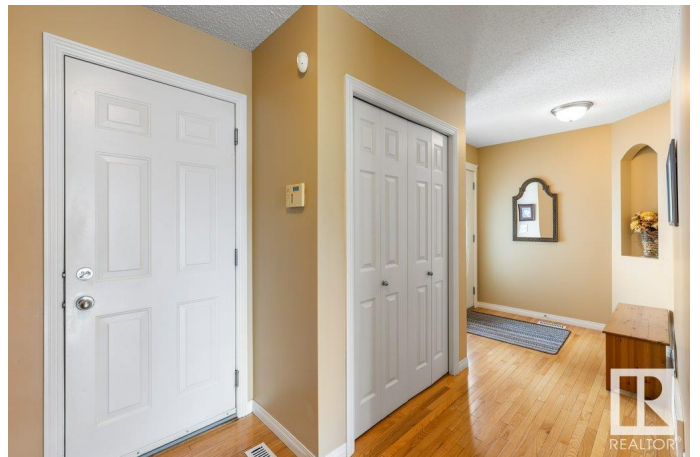
Discover the perfect blend of comfort, style & convenience in this impeccable 1841 sq ft two-storey home located in family friendly Erin Ridge steps from walkways, parks & all conveniences. Nestled in a quiet cul-de-sac, this allergen-free, air conditioned haven boasts hardwood & laminate flooring, ensuring a clean & inviting atmosphere for your family. Enjoy the open-concept main floor that seamlessly connects the living area with a cozy gas fireplace to a newly renovated kitchen featuring a large island ideal for entertaining. Upstairs features second-floor laundry, a large bonus room with vaulted ceilings & 3 spacious bedrooms including a primary with 5' walk-in shower & jetted tub and generous walk-in closet. The fully developed basement provides an exercise area & family room (easily converted to 4th bedroom), plus storage. Take full advantage of enjoyable outdoor living in the fully landscaped yard complete with an exposed aggregate 24'x17' patio, mature trees & RV parking. An absolute 10+ home!

Built in 2002

### **Essential Information**

MLS® # E4428598

Price \$549,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,874
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6 Erinwoods Place
Area	St. Albert
Subdivision	Erin Ridge
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7B2

### **Amenities**

Amenities	Patio
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, 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, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	2
Zoning	Zone 24

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 4th, 2025 at 10:32am MDT