

## \$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 2348.01 sq ft

2nd Floor  
Exterior Area 1055.76 sq ft

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

PREPARED: 2024/12/12

iGUIDE

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   |

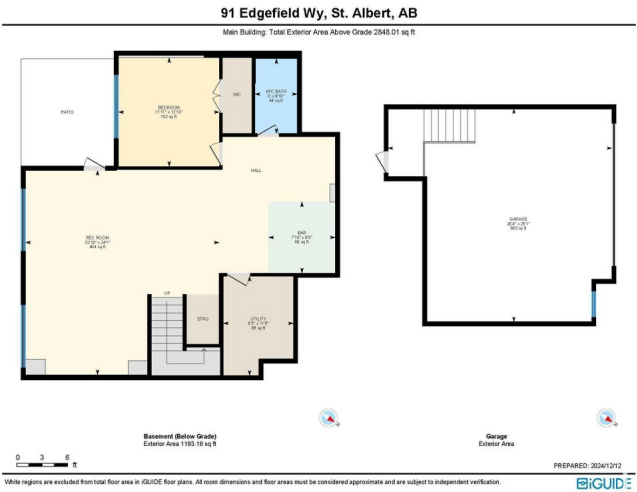
### Exterior

|                   |  |
|-------------------|--|
| 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 | 249               |
| Zoning         | Zone 24           |



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Listing information last updated on April 26th, 2025 at 2:17am MDT