

## \$524,900 - 13 57a Erin Ridge Drive, St. Albert

MLS® #E4457516

**\$524,900**

2 Bedroom, 3.00 Bathroom, 1,304 sqft

Condo / Townhouse on 0.00 Acres

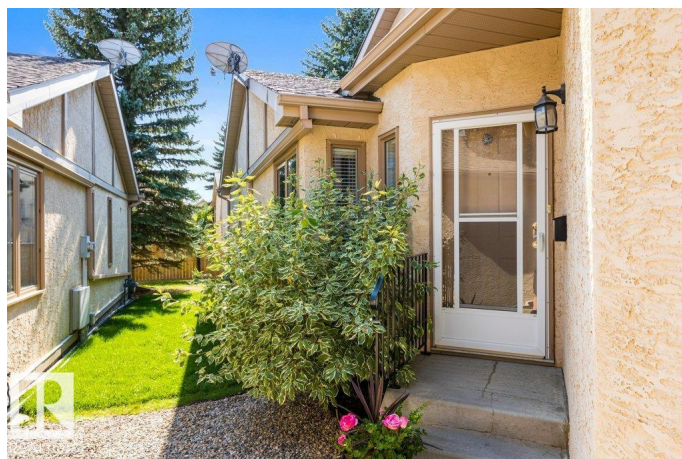
Erin Ridge, St. Albert, AB

Welcome to this well-kept bungalow in Edgewood Estates, a 45+ condo community. The main floor offers 2 bedrooms and 2 full bathrooms, including a primary suite with walk-in closet and 4-piece ensuite. A spacious living room with hardwood, feature wall gas fireplace, and formal dining area creates an inviting layout. The bright white kitchen includes a sunny breakfast nook, pantry, and newer appliances, with main floor laundry for added convenience. The finished lower level provides a large recreation area, office area, 3-piece bath, and ample storage. Updates include a high-efficiency furnace, hot water tank, and central A/C (2022), newer windows (2015), and built-in vacuum. With no attached neighbor on one side, this end unit benefits from additional windows that bring in natural light, along with a comfortable deck area to enjoy the outdoors.

Built in 1992

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457516  |
| Price          | \$524,900 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,304     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1992              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | Bungalow          |
| Status     | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 13 57a Erin Ridge Drive |
| Area        | St. Albert              |
| Subdivision | Erin Ridge              |
| City        | St. Albert              |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8N 6G1                 |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Parking-Visitor, Vaulted Ceiling |
| Parking   | Double Garage Attached                                  |

### Interior

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

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                 |
| Exterior Features | Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                             |
| Construction      | Wood, Stucco                                                                                 |
| Foundation        | Concrete Perimeter                                                                           |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 2                    |
| Zoning         | Zone 24              |
| Condo Fee      | \$460                |

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Listing information last updated on September 14th, 2025 at 9:17am MDT