

## **\$389,900 - 44 200 Erin Ridge Drive, St. Albert**

MLS® #E4441447

**\$389,900**

3 Bedroom, 3.50 Bathroom, 1,384 sqft  
Condo / Townhouse on 0.00 Acres

Erin Ridge, St. Albert, AB

Stylist & cozy 1,350+ sq.ft. 2 Storey duplex style condominium with 3 bedrooms, 3.5 bathrooms, a finished basement with a family room and storage room, a fenced and landscaped corner yard and a single attached garage. Walk-in and you will be happy to see all light coming through the home. Front entrance is spacious and move upstairs into the kitchen, dining room and living room which features patio doors to the yard & gas fireplace. Kitchen has two-tone cabinetry (newer Bosch dishwasher 2023). There are nice maple hardwood flooring throughout the main floor and stairs, carpet upstairs and vinyl plank downstairs. Upstairs are 3 well balanced bedrooms, 4 piece bathroom and the primary bedroom has a nice sized walk-in closet + 4 piece bathroom. Move downstairs and there is a nice family room, lots of storage and another 4 piece bathroom very recently renovated. Other features & improvements: shingles 2024, basement bathroom 2023, basement vinyl flooring 2023, sump pump 2020, artificial turf 2022.

Built in 2002

### **Essential Information**

MLS® #	E4441447
Price	\$389,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,384
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	44 200 Erin Ridge Drive
Area	St. Albert
Subdivision	Erin Ridge
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7E2

### Amenities

Amenities	Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Vinyl Windows
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Softener, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 9th, 2025
Days on Market	8
Zoning	Zone 24
Condo Fee	\$155

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