

## \$379,900 - 19 200 Erin Ridge Drive, St. Albert

MLS® #E4435703

**\$379,900**

4 Bedroom, 1.50 Bathroom, 1,385 sqft

Condo / Townhouse on 0.00 Acres

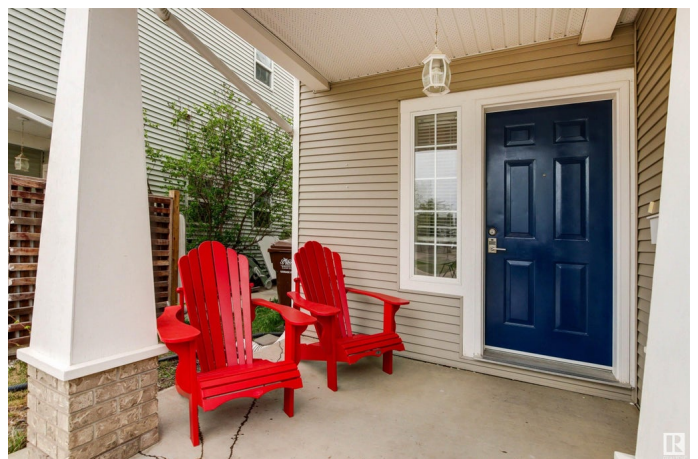
Erin Ridge, St. Albert, AB

Desirable Erin Ridge Lane with south facing back yard and no neighbors behind. Condo fee 155.00. Beautiful condition from top to bottom. Upgrades from great room laminate flooring, new quality plush carpeting in the bedrooms and both the stairways. Freshly painted too! The great room with cozy fireplace also gives access to a private south facing fenced yard. You will appreciate the size of the upstairs primary bedroom with huge walk in closet and private access to the bathroom. Bedrooms 2 and 3 are here as well. Great basement development includes a 4th bedroom, and an excellent play area for children with beautiful new vinyl plank flooring. Spacious storage area here too! The single attached garage is accessible at the front entrance and the driveway accommodates 2 vehicles. Note: shingles are newer. High efficiency furnace and hot water tank. Park and ice rink just steps away. Move in condition.

Built in 2002

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4435703  |
| Price     | \$379,900 |
| Bedrooms  | 4         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,385             |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 19 200 Erin Ridge Drive |
| Area        | St. Albert              |
| Subdivision | Erin Ridge              |
| City        | St. Albert              |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8N 7E2                 |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Exterior Walls- 2"x6", Parking-Visitor, Vinyl Windows |
| Parking Spaces | 3   |
| Parking        | Single Garage Attached                                |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Glass Door  |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Partially Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

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

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Listing information last updated on May 16th, 2025 at 11:17pm MDT