

## \$839,000 - 45 Edgewater Terrace, St. Albert

MLS® #E4446973

**\$839,000**

3 Bedroom, 3.50 Bathroom, 1,510 sqft

Single Family on 0.00 Acres

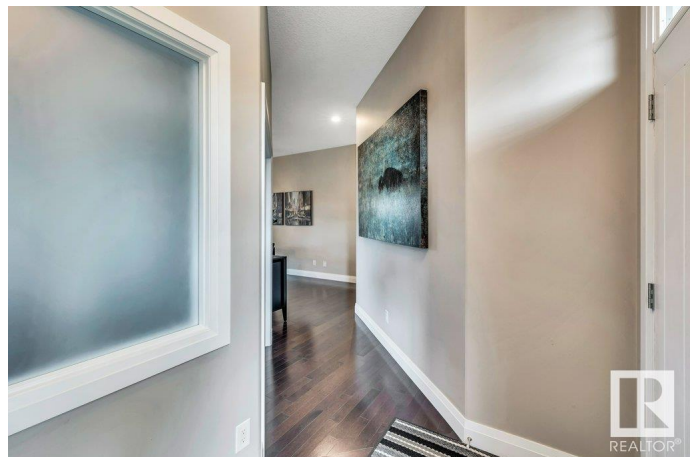
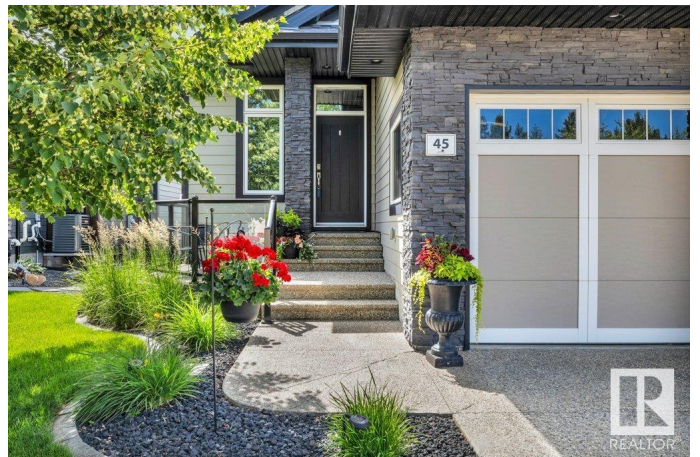
Erin Ridge North, St. Albert, AB

Welcome home to this beautiful 1510 sqft executive walk-out bungalow backing a tranquil pond with a sunny south-facing backyard and stunning landscaping. Enjoy outdoor living with gas hookups on both upper and lower decks, plus a shade enclosure on the lower level. The main floor features hardwood flooring, a spacious kitchen, bright living room with gas fireplace, office, 2 pc bathroom and convenient laundry with sink. The primary bedroom offers a 5 pc ensuite with jetted tub and large walk-in closet. The fully finished walk-out basement has in-floor heating, a large rec room with wet bar and gas fireplace, 2 bedrooms, exercise room, and a 4 pc bath. Triple attached garage completes this incredible home. A/C, motorized Hunter Douglas blinds throughout. Great location - close to trails, shopping and schools!

Built in 2012

### Essential Information

MLS® #	E4446973
Price	\$839,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,510



Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	45 Edgewater Terrace
Area	St. Albert
Subdivision	Erin Ridge North
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 4G7

### Amenities

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home, Walkout Basement, Wet Bar, Natural Gas BBQ Hookup
Parking	Triple Garage Attached
Is Waterfront	Yes

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Lake, Fenced, Landscaped, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 10th, 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 July 12th, 2025 at 2:47pm MDT