

## \$779,500 - 1 Eden Court, St. Albert

MLS® #E4429776

**\$779,500**

5 Bedroom, 3.50 Bathroom, 1,863 sqft

Single Family on 0.00 Acres

Erin Ridge, St. Albert, AB

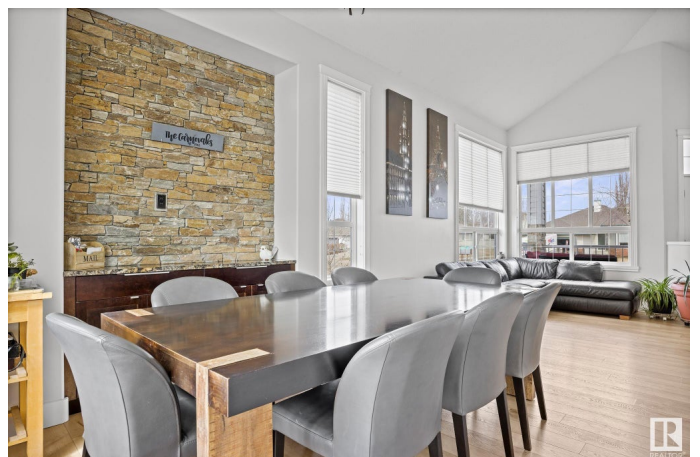
BEAUTIFUL CITY HOME WITH A SHOP!!  
Over 2800 SQ FT OF DVPD LIVING SPACE  
w. WALKOUT BASEMENT. 3 + 2 bedroom,  
3.5 bathrooms, and a contemporary, open  
floor plan will delight you. Enjoy the new  
kitchen ('24) with gorgeous white cabinets,  
exotic granite, exceptional hardware,  
upgraded stnls appliances, island with sink  
and RO Water Filtration. New vinyl plank floors  
(25) throughout main floor make this  
GLUTIN-FREE house especially clean. Main  
floor has open floor plan with city-scape views  
from dining and living room. Another family  
room with gas fireplace adj. to large eating  
nook and kitchen. Second level offer 3  
bedrooms incl primary with 4 piece ensuite  
and walk-in closet. Upgrade bathrooms w.  
quartz countertops. WALKOUT BSMT w. new  
carpet, 2 bedrooms, bathroom, rec. Double  
attach garage PLUS det. SHOP w. 8' doors for  
large trucks and yard with 2 sheds. High end  
10-stage furnace, hydronic furnace ('23), on  
demand hot water, Levelor blinds w. warranty.  
Dog run. Steel stairway off patio w. 21'  
footings.

Built in 1997

### Essential Information

MLS® # E4429776

Price \$779,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,863                  |
| Acres          | 0.00                   |
| Year Built     | 1997                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 1 Eden Court |
| Area        | St. Albert   |
| Subdivision | Erin Ridge   |
| City        | St. Albert   |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T8N 6L1      |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Hot Water Instant, No Smoking Home, Vinyl Windows, Walkout Basement, Workshop |
| Parking   | Double Garage Attached, Shop  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Stone Facing   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Corner Lot, Fenced, Landscaped, Shopping Nearby, View City |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 24         |

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Listing information last updated on April 19th, 2025 at 9:32am MDT