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

MLS® #E4429776

#### \$779,500

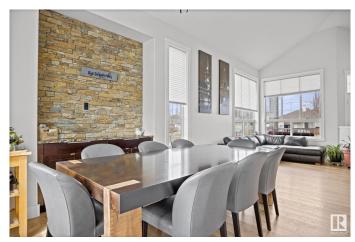
5 Bedroom, 3.50 Bathroom, 1,863 sqft Single Family on 0.00 Acres

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 attch 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                   |
| Туре           | 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                       |
| Dorking   | Double Corogo Attached Shap   |

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  |  |  |
| Fireplace<br>Fireplaces<br>Stories<br>Has Basement | Yes<br>Stone Facing<br>3<br>Yes                                       |  |  |

#### 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 | 12              |
| Zoning         | Zone 24         |

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Listing information last updated on April 21st, 2025 at 7:02am MDT