

## **\$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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Listing information last updated on June 17th, 2025 at 3:32am MDT