

## \$420,000 - 33 57b Erin Ridge Drive, St. Albert

MLS® #E4464034

**\$420,000**

2 Bedroom, 2.00 Bathroom, 1,326 sqft

Condo / Townhouse on 0.00 Acres

Erin Ridge, St. Albert, AB

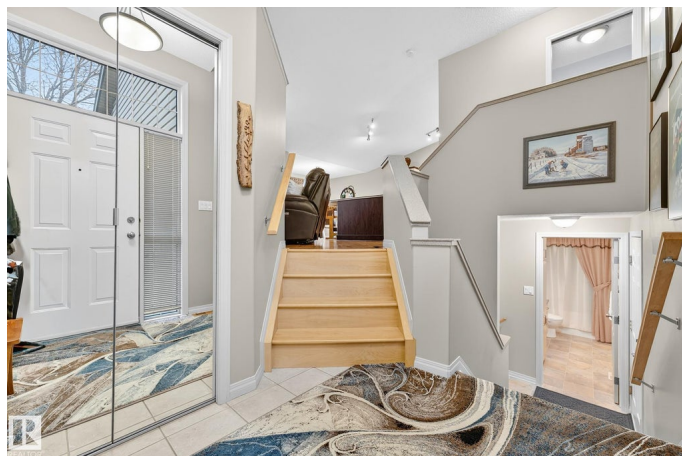
Welcome to EDGEWOOD ESTATES, a highly sought-after 55+ adult complex nestled in the heart of Erin Ridge. This WELL-MAINTAINED, original-owner home features HARDWOOD & VINYL PLANK flooring with vaulted ceilings. The spacious kitchen offers a large island & plenty of cabinetry. The great room is complete with a cozy gas f/p. The dining nook opens to a PRIVATE DECK with pergola & no neighbours behind you. Upstairs, you'll find a massive primary suite with huge walk-in closet & 3pce ensuite. A den with skylight & separate laundry room complete this level. The f/f basement includes a large family room with built-in storage, addt'l bedroom, 4pce bathroom, & an expansive storage room plus a separate utility room with NEWER FURNACE (2020). Enjoy central A/C during the summer months. The oversized double attached garage is a HANDYMAN'S PARADISE, complete with infrared heater & huge workbench. This well-managed complex offers a peaceful, LOW-MAINTENANCE LIFESTLYE steps from walking trails, restaurants & shopping.

Built in 2001

### Essential Information

MLS® # E4464034

Price \$420,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,326             |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Level Split     |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 33 57b Erin Ridge Drive |
| Area        | St. Albert              |
| Subdivision | Erin Ridge              |
| City        | St. Albert              |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8N 6G1                 |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Deck, Parking-Visitor, Skylight |
| Parking   | Double Garage Attached, Heated, Insulated, Over Sized               |

### Interior

|                   |                                                                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                               |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                                             |
| Stories           | 3                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                                                    |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Landscaped, No Back Lane, Not |

|              |                                                                   |
|--------------|-------------------------------------------------------------------|
|              | Fenced, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof         | Asphalt Shingles                                                  |
| Construction | Wood, Brick, Vinyl                                                |
| Foundation   | Concrete Perimeter                                                |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 24            |
| Condo Fee      | \$405              |

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Listing information last updated on November 2nd, 2025 at 9:47pm MST