

## \$389,900 - 23-200 Erin Ridge Drive Drive, St. Albert

MLS® #E4428613

**\$389,900**

3 Bedroom, 3.00 Bathroom, 1,393 sqft

Condo / Townhouse on 0.00 Acres

Erin Ridge, St. Albert, AB

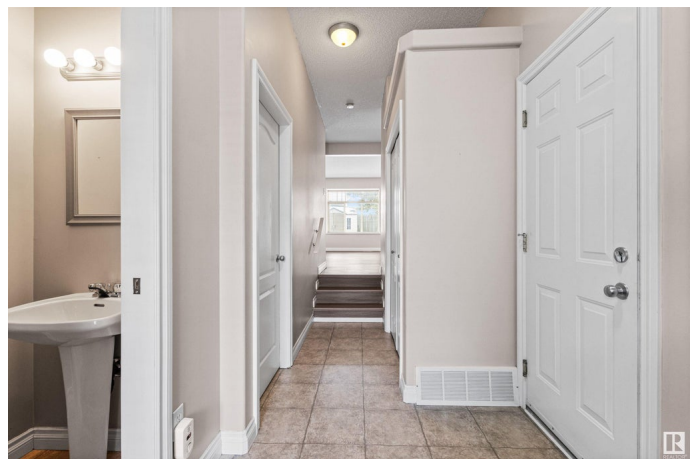
One of the best locations in Erin Ridge Lane. Condo fee 155.00. Beautiful condition from top to bottom. Tons of newer upgrades, from great room vinyl plank flooring in the great room 2024, new kitchen appliances 2024, furnace and hot water tank 2023, shingles 2022, painted throughout 2024. The great room with cozy fireplace also gives access to a private south west facing fenced yard. The professionally finished basement and is complete including family room, wired for media center. Prepped with baseboard, just needs flooring. Also a bath room and finished laundry room here as well. Upstairs an extra large primary bedroom with huge walk in closet, convenient 4 pc bath en-suite too! Bedrooms 2 and 3 and main bath here as well.

The single attached garage is accessible at the front entrance and the driveway accommodates 2 vehicles. You will appreciate THE MOVE IN CONDITION. Central air conditioned as well.

Built in 2002

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4428613  |
| Price     | \$389,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 2                 |
| Square Footage | 1,393             |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 23-200 Erin Ridge Drive Drive |
| Area        | St. Albert                    |
| Subdivision | Erin Ridge                    |
| City        | St. Albert                    |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T8N 7E2                       |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Parking-Visitor, Patio, Vinyl Windows |
| Parking Spaces | 3  |
| Parking        | Single Garage Attached                                 |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public |

|              |  |
|--------------|--|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Vinyl                              |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 24         |
| Condo Fee      | \$155           |

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Listing information last updated on April 19th, 2025 at 7:17pm MDT