

## \$475,000 - 44 50 Edinburgh Crt, St. Albert

MLS® #E4440666

**\$475,000**

2 Bedroom, 3.50 Bathroom, 1,492 sqft

Condo / Townhouse on 0.00 Acres

Erin Ridge North, St. Albert, AB

Discover style, space, and smart design in this modern half duplex nestled in a quiet, upscale complex in Erin Ridge North. Offering over 1,300 sq.ft. above grade plus a professionally developed basement, this 2-storey home delivers exceptional value with low condo fees and an attached garage. The main level features a bright open-concept layout perfect for hosting, with a sleek kitchen boasting quartz countertops, stainless steel appliances, and a central island ideal for gathering. The adjacent dining and living areas flow effortlessly to the sunny south-facing deck and fully fenced yard—perfect for summer BBQs and morning coffee. Upstairs, you'll find two spacious primary suites, each with their own walk-in closet and full ensuite—an ideal setup for guests, roommates, or a growing family. The finished basement expands your living space with a large rec room, stylish 3-piece bathroom, and ample storage. Located within walking distance to shopping, schools, and trails.

Built in 2021

### Essential Information

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Price \$475,000

Bedrooms 2



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,492
Acres	0.00
Year Built	2021
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	44 50 Edinburgh Crt
Area	St. Albert
Subdivision	Erin Ridge North
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7X5

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	12
Zoning	Zone 24
Condo Fee	\$175

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Listing information last updated on June 17th, 2025 at 3:32pm MDT