

## \$465,000 - 44 50 Edinburgh Crt, St. Albert

MLS® #E4448405

**\$465,000**

2 Bedroom, 3.50 Bathroom, 1,492 sqft

Condo / Townhouse on 0.00 Acres

Erin Ridge North, St. Albert, AB

Nearly 2,000 sq.ft. of living space, two primary bedrooms with ensuites, a finished basement, air conditioning, and low condo fees make this corner unit a standout in Erin Ridge North. The bright main floor features quartz countertops, upgraded stainless steel appliances, and a gas range—perfect for cooking and entertaining. Enjoy the sunny south-facing deck and fenced yard, ideal for BBQs and morning coffee. Upstairs offers two spacious primary suites, each with walk-in closets and full ensuites. The professionally finished basement includes a large rec room, home gym space, storage, and a spa-like 3-piece bath with a rainfall shower. Complete with an attached garage and located just minutes from Costco, Walmart, Home Depot, Landmark Cinemas, restaurants, trails, and schools—this home checks all the boxes!

Built in 2021

### Essential Information

MLS® #	E4448405
Price	\$465,000
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	July 17th, 2025
Days on Market	12
Zoning	Zone 24
Condo Fee	\$175

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