

## \$295,000 - 6 53 Erin Ridge Drive, St. Albert

MLS® #E4438642

**\$295,000**

2 Bedroom, 2.00 Bathroom, 953 sqft

Condo / Townhouse on 0.00 Acres

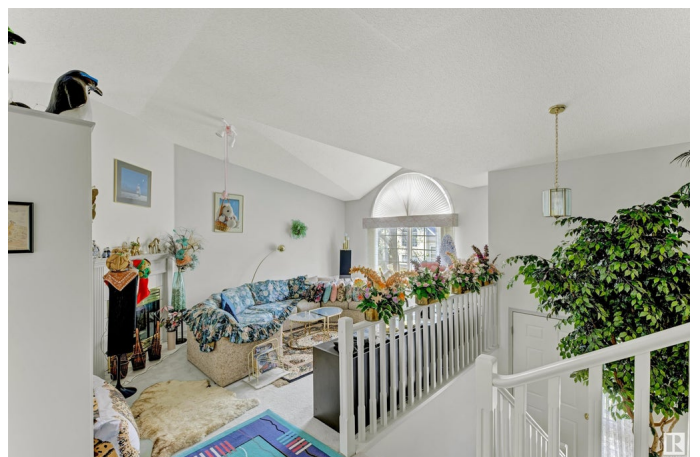
Erin Ridge, St. Albert, AB

Welcome to this Amazing 3-level split Home! In the Gorgeous Community of Erin Ridge. Offering elegance, and magnificent living spaces. Upon entry youâ€™re greeted by a large foyer. The Main Floor boasts Vaulted Ceilings, hosts a large living room imbued with natural light. The kitchen is outstanding from every angle, showcases tasteful finishes with access to your Vinyl deck. Amazing Dining area flooded with natural light and a large window. The master bedroom features a walk-in closet. Full bathroom on the main. The Lower Level has a large family room, Full bathroom Bedroom and a Laundry room. Oversized Single Garage. In an Excellent location, close to all amenities, shopping, and walking trails.

Built in 1991

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4438642  |
| Price          | \$295,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 953       |
| Acres          | 0.00      |
| Year Built     | 1991      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 3 Storey          |
| Status   | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 6 53 Erin Ridge Drive |
| Area        | St. Albert            |
| Subdivision | Erin Ridge            |
| City        | St. Albert            |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8N 6A3               |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | See Remarks                        |
| Parking   | Over Sized, Single Garage Attached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | Shopping Nearby    |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 26th, 2025 |
| Days on Market | 13             |
| Zoning         | Zone 24        |
| Condo Fee      | \$447          |

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Listing information last updated on June 8th, 2025 at 2:32pm MDT