

## \$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	7
Zoning	Zone 24
Condo Fee	\$447

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Listing information last updated on June 2nd, 2025 at 1:17am MDT