



St. Albert

8 EMBER CO

Erin Ridge

T8L 2N6

LP:

SP:

\$735,000

M

Listing ID #	E4450563	ACTIVE	
Building Type	Detached Single Family		
Style	Bungalow		
Year Built	2001	Sold Date	
Full Baths	3	Bedrooms Above	3
Half Baths	0	Bedrooms Total	4
Total Baths	3.0	Basement	Full
Tot Flr AG SqFt	1,661.85	Basement Dev	Fully Finished
		Tot Flr AG SqM	154.39

[URL-Virtual Tour](#) [URL-Brochure](#)

This is it! The St Albert home that you've been waiting for that has everything! This 2001 bungalow offers 1662 sq ft AG with a 2 bedroom LEGAL BSMT SUITE, huge PIE LOT, heated oversized garage with WORKSHOP, backyard POND, CUL DE SAC location, and THOUSANDS invested in landscaping. Upgrades? Shingles approx. 2020, Furnace 2023, A/C added approx. 2023, Asphalt drive approx. 2021, Deck 2022, 9 main floor windows replaced 2025. Gorgeous curb appeal with upgraded driveway and stone accents. A large foyer welcomes you into the home, with a spacious and bright front den. The 11 ft vaulted ceiling provides a grand feel, with extra natural light via the kitchen skylights. Open concept living area, with large windows, gas FP, and access to the gorgeously landscaped deck and yard. Kitchen features SS appliances, lots of counter and cabinet space and corner pantry. 2 bedrooms on main, primary with walk-in and 4pc ensuite. Large basement suite with high ceilings, and 2 huge bedrooms! Fantastic Erin Ridge location!

Directions

Living Room	4.85 x 3.84	M	Bedroom 3	5.49 x 3.49	B	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.97 x 3.63	M	Bedroom 4	5.46 x 3.34	M	1	4	M	No	Main		
Kitchen	4.83 x 4.80	M	Mud Room	3.28 x 2.45	M	2	4	M	Yes	Upper		
Family Room			Second Kitchen	2.87 x 3.10	B	3	4	B	No	Above Grd		
Den	3.28 x 3.65	M	Second Living	7.75 x 8.41	B	4				Lower		
Bonus Room			Storage Room	3.37 x 2.72	B	5				Below Grd		
Primary Bedrm	4.24 x 5.26	M				6				Tot Flr AG	154.39	1,661.85
Bedroom 2	3.42 x 3.01	M				7				# Finished	2	

Heat Source	Natural Gas	Construction	Wood Frame
Heat Type	Forced Air-2	Basement	Full / Fully Finished
Foundation	Concrete	Separate Ent	
Roof Type	Asphalt Shingles	2nd Suite	Yes Permit By Seller Yes
Exterior	Stone, Vinyl	Garage Suite	Permit
Flooring	Ceramic Tile, Hardwood, Laminate Flooring	Garden Suite	Permit
Features	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, Exterior Walls-2"x6", No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows	Lot Shape	Pie Shaped Front Exposure South
		Lot Size SqM	760.00 F x D (m) x
		Zoning	
		Tax Amount	\$6,976.91 / 2024
		Conform Type	Title Insurance
		Conform Year	
Goods Incl	Air Conditioning-Central, Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Stacked Washer/Dryer, Vacuum System Attachments, Vacuum Systems, Window Coverings, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two, Garage Heater	Goods Excl	Freezer in garage, 3 brown cupboards in utility room, 4 smaller concrete flower pots, small pink rose bush
		Warranty	
		Fireplace	Yes
		FP Fuel	Gas
		FP Type	Mantel, Tile Surround
		HOA Y/N	No
		HOA Fee/Schd	/
		HOA Fee Incls	
Parking	220 Volt Wiring, Double Garage Attached, Heated, Insulated		

Road Access	Paved Driveway to House	Park Encl/Tot	/	Garage Dim	
Condo Name		Floor Location		Floor#	
Condo Fee	Fee Schedule	#Floors in Build		Elevator	
Fee Includes		Balcony/Terrace		Min Age	
		Titled Storage			
		Parking Type			
		Unit Exposure			