



St. Albert

8 EMBER CO

Erin Ridge

T8L 2N6

LP:

SP:

\$735,000

M

Listing ID #E4450563

Building TypeDetached Single Family

StyleBungalow

Year Built2001

Full Baths3

Half Baths0

Total Baths3.0

Tot Flr AG SqFt1,661.85

Sold Date

Bedrooms Above2

Bedrooms Total4

BasementFull

Basement DevFully Finished

Tot Flr AG SqM154.39

ACTIVE

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	B	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 SourceNatural Gas

Heat TypeForced Air-2

FoundationConcrete

Roof TypeAsphalt Shingles

ExteriorStone, Vinyl

FlooringCeramic Tile, Hardwood, Laminate Flooring

FeaturesAir Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, Exterior Walls-2"x6", No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows

ConstructionWood Frame

BasementFull / Fully Finished

Separate Ent

2nd SuiteYes

Garage Suite

Garden Suite

Lot ShapePie Shaped

Lot Size SqM760.00

Zoning

Tax Amount\$6,976.91 / 2024

Conform TypeTitle Insurance

Conform Year

Goods InclAir 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 ExclFreezer in garage, 3 brown cupboards in utility room, 4 smaller concrete flower pots, small pink rose bush

Warranty

FireplaceYes

FP FuelGas

FP TypeMantel, Tile Surround

HOA Y/NO

HOA Fee/Schd /

HOA Fee Incls

Site FeaturesCul-De-Sac, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Parking220 Volt Wiring, Double Garage Attached, Heated, Insulated

Permit By SellerYes

Permit

Permit

Front ExposureSouth

F x D (m)x

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		