

# \$684,900 - 80 Edgefield Way, St. Albert

MLS® #E4435627

## \$684,900

3 Bedroom, 2.50 Bathroom, 2,326 sqft  
Single Family on 0.00 Acres

Erin Ridge North, St. Albert, AB

Rare Opportunity: Private Entrance & Expansive Yard Enjoy the exceptional rarity of a separate entrance and an oversized yardâ€”features seldom found in new developments. Experience the perfect blend of contemporary style and practical living with the Nova model home by One Horizon Living. This thoughtfully designed 2,326 sq. ft. residence showcases a modern exterior paired with beautifully appointed interiors. Explore detailed renderings that capture the architectural elegance and smart layout of the Nova. Highlights include generous living spaces, a high-end kitchen, and sophisticated finishes throughout. Every inch of the Nova is designed to maximize comfort, function, and modern appeal. Available in late June.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4435627  |
| Price          | \$684,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,326     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 80 Edgefield Way |
| Area        | St. Albert       |
| Subdivision | Erin Ridge North |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8T 1R8          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                            |
| Appliances        | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished                            |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 42            |
| Zoning         | Zone 24       |

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Listing information last updated on June 20th, 2025 at 10:18am MDT