

\$465,000 - 44 50 Edinburgh Crt, St. Albert

MLS® #E4440666

\$465,000

2 Bedroom, 3.50 Bathroom, 1,492 sqft

Condo / Townhouse on 0.00 Acres

Erin Ridge North, St. Albert, AB

Discover style, space, and smart design in this modern half duplex nestled in a quiet, upscale complex in Erin Ridge North. Offering over 1,300 sq.ft. above grade plus a professionally developed basement, this 2-storey home delivers exceptional value with low condo fees and an attached garage. The main level features a bright open-concept layout perfect for hosting, with a sleek kitchen boasting quartz countertops, stainless steel appliances, and a central island ideal for gathering. The adjacent dining and living areas flow effortlessly to the sunny south-facing deck and fully fenced yard—perfect for summer BBQs and morning coffee. Upstairs, you'll find two spacious primary suites, each with their own walk-in closet and full ensuite—an ideal setup for guests, roommates, or a growing family. The finished basement expands your living space with a large rec room, stylish 3-piece bathroom, and ample storage. Located within walking distance to shopping, schools, and trails.

Built in 2021

Essential Information

MLS® # E4440666

Price \$465,000

Bedrooms 2



| | |
|----------------|-------------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,492 |
| Acres | 0.00 |
| Year Built | 2021 |
| Type | Condo / Townhouse |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 44 50 Edinburgh Crt |
| Area | St. Albert |
| Subdivision | Erin Ridge North |
| City | St. Albert |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8N 7X5 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 5th, 2025 |
| Days on Market | 22 |
| Zoning | Zone 24 |
| Condo Fee | \$175 |

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Listing information last updated on June 27th, 2025 at 4:47pm MDT