

\$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	30
Zoning	Zone 24
Condo Fee	\$175

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 5th, 2025 at 7:47am MDT