

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

MLS® #E4448405

**\$465,000**

2 Bedroom, 3.50 Bathroom, 1,492 sqft  
Condo / Townhouse on 0.00 Acres

Erin Ridge North, St. Albert, AB

Nearly 2,000 sq.ft. of living space, two primary bedrooms with ensuites, a finished basement, air conditioning, and low condo fees make this corner unit a standout in Erin Ridge North. The bright main floor features quartz countertops, upgraded stainless steel appliances, and a gas range—perfect for cooking and entertaining. Enjoy the sunny south-facing deck and fenced yard, ideal for BBQs and morning coffee. Upstairs offers two spacious primary suites, each with walk-in closets and full ensuites. The professionally finished basement includes a large rec room, home gym space, storage, and a spa-like 3-piece bath with a rainfall shower. Complete with an attached garage and located just minutes from Costco, Walmart, Home Depot, Landmark Cinemas, restaurants, trails, and schools—this home checks all the boxes!

Built in 2021

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448405  |
| 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    | July 17th, 2025 |
| Days on Market | 20              |
| Zoning         | Zone 24         |
| Condo Fee      | \$175           |

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Listing information last updated on August 6th, 2025 at 12:17pm MDT