

## \$300,000 - 20 53 Erin Ridge Drive, St. Albert

MLS® #E4437841

**\$300,000**

3 Bedroom, 2.00 Bathroom, 867 sqft

Condo / Townhouse on 0.00 Acres

Erin Ridge, St. Albert, AB

Welcome to this beautiful 3 bed, 2 bath townhome in the sought-after Erin Ridge community in St. Albert! Almost 1400 SqFt of living space! Featuring soaring vaulted ceilings and large basement windows, this home feels bright and spacious throughout. Enjoy the outdoors with a two-tiered deck, including a walk-out from the primary bedroom. Inside, youâ€™™ll find modern touches like updated fixtures, door handles, knobs, and freshly painted trim. Newer windows replaced periodically since 2010, a new furnace, hot water tank, and central A/C provide comfort and peace of mind. an over sized single car garage with tons of storage, an electronic keypad lock, and a functional layout make this home a must-see!

Built in 1991

### Essential Information

MLS® #	E4437841
Price	\$300,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	867
Acres	0.00
Year Built	1991



Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Level Split
Status	Active

### Community Information

Address	20 53 Erin Ridge Drive
Area	St. Albert
Subdivision	Erin Ridge
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 6A3

### Amenities

Amenities	Air Conditioner, Deck, No Smoking Home, Parking-Visitor, Patio, Storage-In-Suite, Vaulted Ceiling
Parking	Front Drive Access, Over Sized, Single Garage Attached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	3

Zoning	Zone 24
Condo Fee	\$447

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