

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

MLS® #E4444131

**\$684,900**

3 Bedroom, 2.50 Bathroom, 2,383 sqft

Single Family on 0.00 Acres

Erin Ridge North, St. Albert, AB

Nestled in the prestigious Erin Ridge?North community of St.?Albert, the Nova model by One Horizon Living at 80 Edgefield Way offers a rare blend of modern design and practical features. This 2,326?sq?ft two-storey home, priced at \$684,900 includes three bedrooms, 2.5 bathrooms, a gourmet kitchen with a butlerâ€™s pantry, a roomy breakfast nook, and a flexible main-floor room ideal for an office or play area. The sleek exterior conceals thoughtfully appointed interiors, spacious living areas, high-end finishes, and a smart layout intended to maximize comfort. Exceptional to new developments, this home features a private side entrance and an oversized yard, plus a full unfinished basement with the future potential for customization or rental income. Tons of builder upgrades through out the home. Situated close to schools, parks, and shopping, and shopping, the Nova provides a stylish, functional living experience designed for families who value both form and function.

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4444131  |
| Price     | \$684,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,383                  |
| 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        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, 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 June 24th, 2025

Days on Market 18

Zoning Zone 24

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Listing information last updated on July 12th, 2025 at 4:47pm MDT