

## \$550,000 - 13 English Way, St. Albert

MLS® #E4447553

**\$550,000**

4 Bedroom, 3.50 Bathroom, 1,487 sqft

Single Family on 0.00 Acres

Erin Ridge, St. Albert, AB

Back on the market! Step into comfort, space & sunlight at 13 English Way—where every detail says “welcome home.” Soaring vaulted ceilings and oversized windows greet you with warmth the moment you walk in. The open-concept main floor offers cozy evenings by the gas fireplace, effortless hosting in the bright dining area, and family meals in the kitchen with ample cabinets and eating bar. Patio doors lead to a massive deck and fully fenced backyard—perfect for summer BBQs and kid-friendly fun. Upstairs, retreat to your king-sized primary suite with a walk-in closet and private ensuite, while two charming bedrooms share a full bath. The professionally finished basement adds a spacious family room, 4th bedroom, full bath, and storage galore. Double attached garage. Quiet street, steps to Ted Hole Park, trails & playgrounds. Just minutes to schools, shops & Henday. This is where your next chapter begins.

Built in 2004

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4447553  |
| Price      | \$550,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,487                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 13 English Way |
| Area        | St. Albert     |
| Subdivision | Erin Ridge     |
| City        | St. Albert     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8N 7G6        |

### Amenities

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                                                              |
| Parking        | Double Garage Attached, Insulated                                                              |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                |
| Fireplace         | Yes                                                                                                                      |
| Fireplaces        | Mantel                                                                                                                   |
| Stories           | 3                                                                                                                        |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Full, Finished                                                                                                           |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                  |
| Exterior Features | Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 13th, 2025 |
| Days on Market | 20              |
| Zoning         | Zone 24         |

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 August 2nd, 2025 at 8:32pm MDT