

## \$499,900 - 49 50 Edinburgh Court, St. Albert

MLS® #E4429856

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,631 sqft  
Condo / Townhouse on 0.00 Acres

Erin Ridge North, St. Albert, AB

Welcome to this beautifully upgraded 1,630sqft, pet friendly, half duplex in desirable Erin Ridge. Showcasing modern design and thoughtful details, including custom drapes, granite throughout, custom cabinetry, upgraded light fixtures, and A/C. The main flr features 9ft ceilings, luxury vinyl plank, open-concept layout, and cozy electric fireplace. The kitchen comes fully equipped with all appliances and offers a functional yet stylish space to cook and entertain. Upstairs youâ€™ll find plush carpeting and convenient upstairs laundry. The spacious primary bedroom is a true retreat with vaulted ceiling, bright 4pc ensuite, and large walk-in closet. Two additional bdrms and full bath complete the upper level. Enjoy the fully fenced, south-facing backyard with large deck & separate fenced, LARGE garden. With no home directly behind, youâ€™ll appreciate the added privacy & sunshine. Located within walking distance to parks, schools, pathways, all amenities & LOW strata fees. Full basement is ready for your touch!

Built in 2021

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4429856  |
| Price  | \$499,900 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,631             |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 49 50 Edinburgh Court |
| Area        | St. Albert            |
| Subdivision | Erin Ridge North      |
| City        | St. Albert            |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8N 7X5               |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck |
| Parking Spaces | 4                                    |
| Parking        | Double Garage Attached               |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert, Mantel   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |   |
|-------------------|---|
| Exterior Features | Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 22              |
| Zoning         | Zone 24         |
| Condo Fee      | \$185           |

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Listing information last updated on May 1st, 2025 at 8:02pm MDT