

## **\$640,000 - 10 Eastview St, St. Albert**

MLS® #E4435412

**\$640,000**

3 Bedroom, 2.50 Bathroom, 2,360 sqft

Single Family on 0.00 Acres

Erin Ridge North, St. Albert, AB

This beautiful HOME-2-LOVE in Erin Ridge North, St. Albert is INCREDIBLE! Perfect location for your growing family w/Lois Hole School, Edgewater Pond, parks & trails just steps away. Immaculate home is situated on quiet, picturesque street & has enhanced curb appeal w/professional landscaping on 494m<sup>2</sup> lot. West facing back yard is amazing space to entertain this summer w/2-teired composite deck & charming gardens. Features 3 bdrms, 2.5 baths, upper-level laundry room w/shelving & closet PLUS, bonus room w/vaulted ceilings that has a glimpse of pond scenery. Spacious foyer transitions to open-concept great room showcasing gas F/P & oversized windows with amazing back yard views. Front office w/dble garden doors is a great space to work/study @ home. Fabulous kitchen w/upscale SS appliances, granite centre island, espresso cabinetry & walk-thru pantry-mudroom-garage is priceless! King-sized owners retreat is complimented by spa-inspired 5pc ensuite, Jack&Jill closets. Central A/C + Vac System & new HWT. A+

Built in 2012

### **Essential Information**

MLS® # E4435412

Price \$640,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,360                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10 Eastview St   |
| Area        | St. Albert       |
| Subdivision | Erin Ridge North |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 4G5          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Electric, Television Connection, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Front Drive Access   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert, Mantel, Tile Surround   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Level Land, No Back Lane, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 4             |
| Zoning         | Zone 24       |

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Listing information last updated on May 14th, 2025 at 2:02am MDT