

## \$700,000 - 6 Eastview Street, St. Albert

MLS® #E4431027

**\$700,000**

3 Bedroom, 3.50 Bathroom, 2,269 sqft

Single Family on 0.00 Acres

Erin Ridge North, St. Albert, AB

Discover your dream home in this nearly 2300 sqft 2 Storey - just steps to Lois Hole School and Edgewater Pond! Perfectly designed for families, this home offers 3 bedrooms, 3.5 baths, main floor den, upper floor laundry, and pond views from the bonus room! The kitchen features espresso cabinets, granite countertops, stainless appliances, and a huge walk-through pantry. The living room has a two-way fireplace and the dining area opens to a landscaped backyard with composite deck, pergola & hot tub. Upstairs, enjoy a luxurious primary suite with walk-in closet and 5-pce ensuite with dual sinks, jetted soaker tub & glass shower. Two more spacious bedrooms, laundry, and a large bonus room complete this level. Fully finished basement includes a massive rec room (potential for 4th bedroom), full bath, and storage. Additional perks: A/C, oversized HEATED garage, aggregate driveway, spacious foyer with walk-in closet and so much more! All of this on a quiet street near schools, parks, trails & Erin Ridge Centre!

Built in 2012

### Essential Information

MLS® # E4431027

Price \$700,000

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,269
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6 Eastview Street
Area	St. Albert
Subdivision	Erin Ridge North
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 4G4

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Exercise Room, Hot Tub, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Heated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Lois Hole, Alexandre TachÃ©
Middle	Demko, Cuts, VJM, Hillgrove
High	Bellerose, Paul Kane

### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	12
Zoning	Zone 24

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