

Courtesy Of Johnny V Bede Of MaxWell Progressive

## **\$559,900 - 9 Erickson Close, St. Albert**

MLS® #E4422664

**\$559,900**

3 Bedroom, 3.00 Bathroom, 1,447 sqft  
Single Family on 0.00 Acres

Erin Ridge, St. Albert, AB

WELCOME HOME! This well designed home offers cozy comforts of beautiful gathering rooms, but maintains separated bdrms for those wanting privacy. Bdrms on every level, w/ the convenience of having a main flr laundry room add comfort & ease.

NOTABLES: many

UPGRADES/MODERNIZATION over the last several years incl AIR CONDITIONING, FURNACE, WASHER/DRYER, STOVE, DISHWASHER, CARPET, FAUCETS, LIGHTING, BATHROOM UPGRADES, TILES, ROOF (2023), GORGEOUS LANDSCAPING revamped incl many perennials added. Many other additions added as well. Enjoy coming home & relaxing on your PRIVATE south-facing deck, or slipping into YOUR very own Hot Tub night-time OASIS (added just a few years ago). Vaulted Ceilings give's that PALACE-LIKE feel, but also experience gatherings of coziness in areas such as your livingroom with gas fireplace. The Double att Garage has HOT/COLD taps & FLOOR DRAIN. Close to all amenities, shopping, Costco...WALKING-DISTANCE to TRAILS & PARKS. Don't miss out on this FANTASTIC HOME...CALL IT YOURS TODAY!!

Built in 2004

### **Essential Information**



MLS® #	E4422664
Price	\$559,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,447
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	9 Erickson Close
Area	St. Albert
Subdivision	Erin Ridge
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7G5

### **Amenities**

Amenities	Air Conditioner, Deck, Hot Tub, Vinyl Windows
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Paved Lane, Playground Nearby, Schools, Shopping Nearby, Treed Lot

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 23rd, 2025
Days on Market	17
Zoning	Zone 24

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Listing information last updated on March 12th, 2025 at 8:02pm MDT