

## \$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!

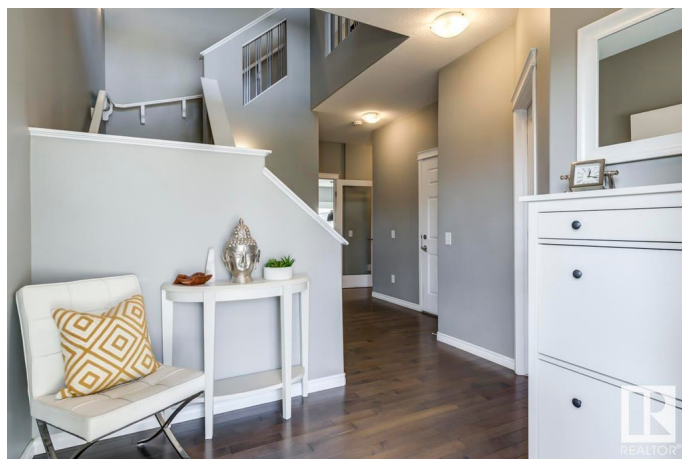
Built in 2012

### 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 | 16               |
| Zoning         | Zone 24          |

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Listing information last updated on May 1st, 2025 at 9:02am MDT