

## \$400,000 - 13 150 Everitt Drive, St. Albert

MLS® #E4442371

**\$400,000**

2 Bedroom, 2.50 Bathroom, 1,438 sqft

Condo / Townhouse on 0.00 Acres

Erin Ridge North, St. Albert, AB

Surrounded by both urban convenience and natural beauty, this three-story townhome in Erin Ridge North offers a lifestyle that feels grounded, connected, and easy. Backing Coal Mine Park, it invites daily walks through forested trails and pollinator gardens, with nature woven right into city life. It's also just steps from Lois E. Hole School, groceries, restaurants, and entertainment—making both routine and recreation effortlessly accessible. The entry level features a flexible space perfect for a home office, gym, or media room. Upstairs, a bright open kitchen and living area is ideal for relaxing or gathering, while the top floor offers two private primary suites, each with its own ensuite. With two balconies, a fenced yard, and a double garage, it's a home designed for comfort, calm, and connection.

Built in 2014

### Essential Information

MLS® #	E4442371
Price	\$400,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,438



Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	13 150 Everitt Drive
Area	St. Albert
Subdivision	Erin Ridge North
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7R8

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, Parking-Visitor, Vinyl Windows, Natural Gas BBQ Hookup
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	3
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Lois E. Hole
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Middle	Joseph M. Demko
High	Bellrose Comp/Paul Kane

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	4
Zoning	Zone 24
Condo Fee	\$262

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