

# \$539,500 - 13 English Way, St. Albert

MLS® #E4452317

## \$539,500

4 Bedroom, 3.50 Bathroom, 1,487 sqft  
Single Family on 0.00 Acres

Erin Ridge, St. Albert, AB

Located in the sought-after community of Erin Ridge, this is your chance to own the best value in the neighbourhood. 13 English Way offers the perfect blend of comfort, space, and affordability—without compromise. Vaulted ceilings and oversized windows fill the home with natural light, while fresh paint and recent upgrades make it move-in ready. The open-concept main floor is ideal for gathering with family or hosting friends, complete with a gas fireplace, bright dining area, and kitchen with ample storage. Patio doors open to a huge deck and fully fenced yard. Upstairs: a king-sized primary suite with walk-in closet and ensuite, plus two more bedrooms and full bath. The finished basement adds a 4th bedroom, family room, bath, and storage. Quiet street, steps to parks, trails, and schools. A sealed window is being replaced for your peace of mind. Rarely does a home in Erin Ridge offer this much—at this price.

Built in 2004

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452317  |
| Price      | \$539,500 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,487                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 13 English Way |
| Area        | St. Albert     |
| Subdivision | Erin Ridge     |
| City        | St. Albert     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8N 7G6        |

### **Amenities**

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                                                              |
| Parking        | Double Garage Attached, Insulated                                                              |

### **Interior**

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                |
| Fireplace         | Yes                                                                                                                      |
| Fireplaces        | Mantel                                                                                                                   |
| Stories           | 3                                                                                                                        |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Full, Finished                                                                                                           |

### **Exterior**

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                  |
| Exterior Features | Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 24           |

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Listing information last updated on August 23rd, 2025 at 6:47pm MDT