

## **\$789,900 - 31 Everest Crescent, St. Albert**

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MLS® #E4451670

**\$789,900**

4 Bedroom, 3.00 Bathroom, 1,670 sqft

Single Family on 0.00 Acres

Erin Ridge, St. Albert, AB

Situated on a quiet crescent just steps to shops of Boudreau, parks and trail you will find this beautifully completely **RENOVATED** walkout **BUNGALOW**. The main floor has new engineered **HARDWOOD** throughout the main living areas, new high end kitchen with upgraded appliances, granite countertops, under mount lighting and lots of storage! The living room has a **DOUBLE SIDED GAS FIREPLACE**, soaring high ceilings and large windows. There is a spacious dining area, custom mud room with extra cabinets and **MAIN FLOOR LAUNDRY**. There are **TWO** main floor bedrooms and a main 4pce bathroom. The primary bedroom has a **RENOVATED ENSUITE** with double sinks, o/s shower and walk in closet. The **FULLY FINISHED** basement has a large rec room, two large bedrooms and 4pce bathroom. You will love the outdoor space featuring a full length deck with fabulous views! This home is truly move-in ready and shows beautifully!



Built in 1996

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4451670  |
| Price     | \$789,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,670                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 31 Everest Crescent |
| Area        | St. Albert          |
| Subdivision | Erin Ridge          |
| City        | St. Albert          |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8N 6L1             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Walkout Basement |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                           |
| Stories           | 2                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                                      |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                           |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Stucco                                                                           |
| Foundation        | Concrete Perimeter                                                                     |

**Additional Information**

Date Listed            August 7th, 2025  
Days on Market      11  
Zoning                Zone 24

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