

## \$534,900 - 30 Eldorado Drive, St. Albert

MLS® #E4452989

**\$534,900**

4 Bedroom, 3.00 Bathroom, 1,475 sqft

Single Family on 0.00 Acres

Erin Ridge, St. Albert, AB

Have you been looking for a GREAT VALUE FAMILIY HOME in Erin Ridge? Welcome to this 1474sqft bi-level with 4 bedrooms, 3 full bathrooms, & recent UPGRADES that include: NEW PAINT, NEW FRIDGE; NEW in 2023: FURNACE, HWT, & ROOF! Make your way through the front entry & you will immediately notice how bright & open this home is with vaulted ceilings & generous windows that allow the natural light to pour in. Your main floor boasts a large living room that flows into your dining room & kitchen, which overlooks your backyard. You will also find 2 good sized bedrooms on this level, along with your 4pc bathroom. The upper level features your primary bedroom complete with spacious walk-in closet & 4pc ensuite with a corner tub. Your basement features over another 1000+sqft of living space that includes a HUGE rec room, 1 more bedroom & another full 4pc bathroom! This home mere steps to walking trails, Alexandre-TachÃ© School, & all kinds of shopping including Costco & plenty of restaurants. WELCOME HOME!!!

Built in 2004

### Essential Information

MLS® # E4452989

Price \$534,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,475                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 30 Eldorado Drive |
| Area        | St. Albert        |
| Subdivision | Erin Ridge        |
| City        | St. Albert        |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8N 7G4           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Fireplace         | Yes                                                                                                    |
| Fireplaces        | Insert                                                                                                 |
| Stories           | 3                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Finished                                                                                         |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                   |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, |

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

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 24           |

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Listing information last updated on August 19th, 2025 at 12:32am MDT