

## \$719,900 - 9 Empire Court, St. Albert

MLS® #E4457063

**\$719,900**

4 Bedroom, 3.00 Bathroom, 1,868 sqft

Single Family on 0.00 Acres

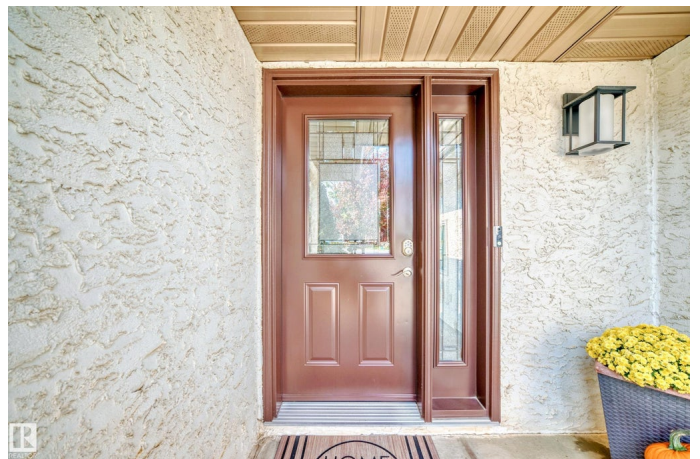
Erin Ridge, St. Albert, AB

Beautifully updated 1,862sqft bungalow with a PRIVATE setting in Erin Ridge. This striking home rests at the heart of a cul-de-sac. Inside, pride of ownership shines with extensive upgrades including a fully redone kitchen (2014) with GRANITE counters and S/S appliances plus gas range. The main level highlights a sunken living room with HARDWOOD FLOORING, a formal dining area and a family room just off the kitchen. Three bedrooms upstairs include a generous primary with ample closets and a bright ensuite. Both the ensuite and main bath were completely updated in 2017. The lower level was fully finished (2014) with a 4th bedroom and massive walk-in closet, spa-style bathroom with soaker tub, two-person shower and sauna, plus a large rec room with room for pool or theatre. Comfort is assured with new furnace (2023), hot water tank (2020) and A/C (2023). The private, tranquil yard completes this must-see home.

Built in 1990

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457063  |
| Price     | \$719,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,868                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9 Empire Court |
| Area        | St. Albert     |
| Subdivision | Erin Ridge     |
| City        | St. Albert     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8N 5X5        |

### Amenities

|                |                                                                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Wtr Tank-Energy Star, Low Flw/Dual Flush Toilet, No Smoking Home, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4                                                                                                                                                                   |
| Parking        | Double Garage Attached, Insulated, Over Sized                                                                                                                       |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                        |
| Fireplaces        | Mantel                                                                                                                                                     |
| Stories           | 2                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                             |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Private Setting |
| Roof              | Asphalt Shingles                                                                                                                                                      |
| Construction      | Wood, Stucco                                                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                                                    |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 5                    |
| Zoning         | Zone 24              |

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Listing information last updated on September 15th, 2025 at 5:17pm MDT