

Courtesy Of Kelly L Dann Of Blackmore Real Estate

## \$429,900 - 38 150 Everitt Drive, St. Albert

MLS® #E4408808

### \$429,900

3 Bedroom, 2.50 Bathroom, 1,384 sqft  
Condo / Townhouse on 0.00 Acres

Erin Ridge North, St. Albert, AB

Location, Location! Fronting walking trail!  
Welcome to this BRAND NEW 3 bedroom unit at Valencia on the Park! As you enter the main floor from your fenced in yard, you'll love the Heated floors & large windows. Upstairs you will love the 9 Ft Ceilings and open concept feel. Gourmet kitchen with Stainless appliances, Large island, Quartz counters a deck off the kitchen equipped with Gas line. A dining room and open concept family room along with another deck perfect for evening sunsets! Upstairs has 3 Bedrooms, a family bath, upstairs Laundry and a 3 pc Ensuite in the Primary. Valencia on the park is Pet Friendly, walking distance to Trails, Coal Mine Park, Shopping, Schools and almost direct access to the Trail! Welcome Home

Built in 2023

### Essential Information

MLS® #	E4408808
Price	\$429,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,384
Acres	0.00



Year Built	2023
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	38 150 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., Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Slab

### **School Information**

Elementary	LOIS E HOLE
Middle	W.D Cutts

High

Bellerose Composite High

### **Additional Information**

Date Listed            October 2nd, 2024

Days on Market      163

Zoning                Zone 24

Condo Fee            \$263

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