

# \$424,900 - 35 150 Everitt Drive, St. Albert

MLS® #E4421581

**\$424,900**

2 Bedroom, 2.50 Bathroom, 1,392 sqft  
Condo / Townhouse on 0.00 Acres

Erin Ridge North, St. Albert, AB

Location, Location!! This unit is fronting walking trail & a private ravine is next door. Welcome to this BRAND NEW 2 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 2 Master Suites with 2 Ensuites, one a 3 pc and the other a 4 pc; Vaulted ceilings, walk in closets and an abundance of windows! 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 2024

## Essential Information

MLS® #	E4421581
Price	\$424,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,392



Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	35 150 Everitt Drive
Area	St. Albert
Subdivision	Erin Ridge North
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7R8

### **Amenities**

Amenities	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, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

### **Additional Information**

Date Listed	February 14th, 2025
Days on Market	50

Zoning	Zone 24
Condo Fee	\$263

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Listing information last updated on April 5th, 2025 at 11:02am MDT