

## **\$215,000 - 73 Ridgewood Terrace, St. Albert**

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MLS® #E4425440

**\$215,000**

4 Bedroom, 1.50 Bathroom, 1,152 sqft

Condo / Townhouse on 0.00 Acres

Braeside, St. Albert, AB

**WALK-OUT BASEMENT BACKING ONTO THE RAVINE!** This 2-storey townhouse in the mature community of Braeside is a diamond in the rough—full of potential and ready for your personal touch! Flooded with natural light, the main floor features laminate flooring throughout the spacious living area. The kitchen boasts bright cabinetry and a brand-new stove, while a convenient 2-piece bath completes the main level. Upstairs, you'll find three generous-sized bedrooms and an updated 4-piece bathroom with fresh paint, tile flooring, and modern fixtures. The fully finished basement includes an additional bedroom, a large storage room, and a rec room. Step outside through beautiful garden doors to a west-facing, fully fenced backyard where you can relax and enjoy the serene ravine views. Walking distance to Fowler Athletic Park, Fountain Park Recreation Centre, and Red Willow Walking Trails, with an energized parking stall close to the unit. With a little TLC, this home could truly shine!

Built in 1970

### **Essential Information**

MLS® #	E4425440
Price	\$215,000
Bedrooms	4



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,152
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	73 Ridgewood Terrace
Area	St. Albert
Subdivision	Braeside
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0E9

### **Amenities**

Amenities	Deck, Walkout Basement
Parking Spaces	1
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick
Exterior Features	Backs Onto Park/Trees, Ravine View
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

## Additional Information

Date Listed	March 13th, 2025
Days on Market	1
Zoning	Zone 24
Condo Fee	\$435

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