

## **\$479,000 - 56 Deerbourne Drive, St. Albert**

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MLS® #E4429020

**\$479,000**

4 Bedroom, 2.50 Bathroom, 1,149 sqft

Single Family on 0.00 Acres

Deer Ridge (St. Albert), St. Albert, AB

Welcome to this upgraded bi-level, perfectly nestled in the heart of Deer Ridge - a neighbourhood known for its family-friendly charm. Step inside to find neutral decor & a cozy living room featuring a wood-burning fireplace. Adjacent is the dining room with a gorgeous brick feature wall. The bright eat-in kitchen boasts stainless steel appliances, new dishwasher, ample workspace, & patio doors leading to the backyard. The primary bedroom offers double closets & a 2 pce ensuite. Two additional bedrooms & a 4 pce bath complete the main level. Downstairs, the f/f basement is flooded with natural light & features 2 large living areas, bedroom, office/addt'l bdrm & a 3 pce bath. The laundry & storage area complete this level. Outside, enjoy the landscaped yard, deck & double attached garage. The furnace, A/C & humidifier were replaced in 2024 & the HWT is brand new! Located just steps away from a playground & huge green space, this home is close to schools, parks, shopping, restaurants, & countless amenities.



Built in 1990

### **Essential Information**

MLS® #                    E4429020

Price                        \$479,000

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,149
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	56 Deerbourne Drive
Area	St. Albert
Subdivision	Deer Ridge (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 4R2

### **Amenities**

Amenities	Air Conditioner, Deck
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Brick, Vinyl
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Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 4th, 2025

Days on Market 13

Zoning Zone 24

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