

## \$449,900 - 89 Deer Ridge Drive, St. Albert

MLS® #E4440699

**\$449,900**

3 Bedroom, 2.00 Bathroom, 1,139 sqft

Single Family on 0.00 Acres

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

A charming new deck welcomes guests to this four level split in Deer Ridge. The entrance has new VINYL PLANK flooring that flows through the main level. The living room has a large window overlooking the front yard and vaulted ceilings that soar into the kitchen. The RENOVATED KITCHEN has stainless steel appliances, white cabinetry, huge eating bar island, pantry, access to the back deck and QUARTZ counters. The upper level has two large bedrooms and a four piece bathroom. The primary bedroom features a WALK IN CLOSET. The third level has a family room with a gas fireplace, three piece bathroom and the third bedroom. The basement level has a rec room with a bar, the laundry/mechanical room and loads of storage in the crawl space. Upgrades to this home include 10 year old shingles, five year old furnace and two year old hot water tank. A spacious back yard and DOUBLE ATTACHED GARAGE complete this great property.

Built in 1992

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4440699  |
| Price     | \$449,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,139                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 89 Deer Ridge Drive     |
| Area        | St. Albert              |
| Subdivision | Deer Ridge (St. Albert) |
| City        | St. Albert              |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8N 6A9                 |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Double Garage Attached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Tile Surround  |
| Stories      | 4  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed                June 5th, 2025  
Days on Market        25  
Zoning                    Zone 24

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