

## \$499,000 - 10 Dufferin Street, St. Albert

MLS® #E4451606

**\$499,000**

3 Bedroom, 2.50 Bathroom, 1,966 sqft

Single Family on 0.00 Acres

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

Welcome to this beautifully maintained 1,966 sq ft two-storey located in the family-friendly neighborhood of Deer Ridge! The bright and spacious main floor features a welcoming front sitting room, a large dining area, and an open-concept kitchen with brand new Corian countertops and stainless steel appliances, plus an additional dining nook and cozy family room with a wood-burning fireplace. Upstairs offers three generously sized bedrooms, including a spacious primary suite complete with a full ensuite and walk-in closet. The basement is partially finished with framed rooms ready for your finishing touches. Outside, you'll find a fully fenced backyard with a tiered deck, perfect for kids, pets, and outdoor entertaining. Major updates have already been completed, including a new furnace, central air conditioning, hot water tank, and new shingles. This fantastic family home is just minutes from schools, parks, shopping, public transit, and all other essential amenities! Great Value!!

Built in 1986

### Essential Information

MLS® # E4451606

Price \$499,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,966                  |
| Acres          | 0.00                   |
| Year Built     | 1986                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 10 Dufferin Street      |
| Area        | St. Albert              |
| Subdivision | Deer Ridge (St. Albert) |
| City        | St. Albert              |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8N 4Y9                 |

### Amenities

|           |                                                                                          |
|-----------|------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Air Conditioner, Deck, Detectors Smoke, No Smoking Home, See Remarks |
| Parking   | Double Garage Attached                                                                   |

### Interior

|                   |                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                              |
| Stories           | 2                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                    |
| Basement          | Full, Partially Finished                                                                                                                                                                               |

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                 |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 22               |
| Zoning         | Zone 24          |

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Listing information last updated on August 29th, 2025 at 6:02pm MDT