

Courtesy Of Kaitlyn A Aldred Of Exp Realty

## \$495,000 - 9 Dubonnet Way, St. Albert

MLS® #E4428903

**\$495,000**

4 Bedroom, 2.00 Bathroom, 931 sqft  
Single Family on 0.00 Acres

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

Nestled in a picturesque, park-like setting, this exquisite bi-level home at 9Dubonnet Way in St. Albert offers a perfect blend of comfort and charm. Thoughtfully designed, the upper level features two well-appointed bedrooms, while the lower level provides two additional guest bedrooms - ideal for family and visitors alike. The home boasts two full bathrooms and an expansive recreation area with a cozy corner fireplace, creating a warm and inviting atmosphere. The principal room extends seamlessly onto a private patio leading to a spacious deck, perfect for outdoor enjoyment. Completing this exceptional property is a two-car insulated attached garage, offering both convenience and protection from the elements. Set within a welcoming, well-established neighborhood, this family home also features a fully fenced, child-friendly or a senior's private background adorned with mature trees and lush gardens - a tranquil retreat in the heart of the community.

Built in 1999

### Essential Information

MLS® #	E4428903
Price	\$495,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	931
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	9 Dubonnet Way
Area	St. Albert
Subdivision	Deer Ridge (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 6S5

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed April 3rd, 2025

Days on Market 9

Zoning Zone 24

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 12th, 2025 at 2:32am MDT