

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

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