

## **\$349,900 - 35 20 Deerbourn Drive, St. Albert**

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MLS® #E4443671

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,312 sqft

Condo / Townhouse on 0.00 Acres

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

RARE FIND and AMAZING location in the absolutely beautiful, family friendly community of Deer Ridge! This 2 storey townhouse has a highly desirable open concept, a bright, open layout, 3 generous sized bedrooms, 2.5 bathrooms, including a Jacuzzi style tub and an ensuite in the primary suite. Many BONUS UPGRADES including a fully finished basement, gas fireplace, air conditioning and a double attached garage. The location of this home could not be more perfect with schools nearby, transit steps away, shopping, parks and within walking distance from Starbucks. What more could you ask for?! These units are well managed, have low condo fees and are very low maintenance.



Built in 1992

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4443671  |
| Price          | \$349,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,312     |
| Acres          | 0.00      |
| Year Built     | 1992      |

|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 35 20 Deerbourn Drive   |
| Area        | St. Albert              |
| Subdivision | Deer Ridge (St. Albert) |
| City        | St. Albert              |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8N 6E1                 |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Detectors S<br>Patio, See Remarks |
| Parking   | Double Garage Attached                             |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer,<br>Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Low Maintenance Landscape, Playground Nearby, Public<br>Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Muriel Martin, JJ Nearing |
|------------|---------------------------|



Middle VJM, William D Cuts  
High Bellerose, St. Albert High

### Additional Information

Date Listed June 21st, 2025  
Days on Market 10  
Zoning Zone 24  
Condo Fee \$352



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Listing information last updated on July 1st, 2025 at 3:17pm MDT