

## \$519,900 - 9 Duncan Court, St. Albert

MLS® #E4457479

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,808 sqft

Single Family on 0.00 Acres

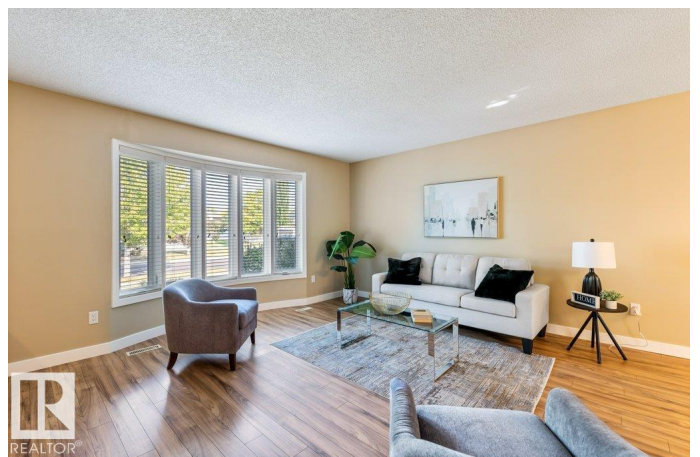
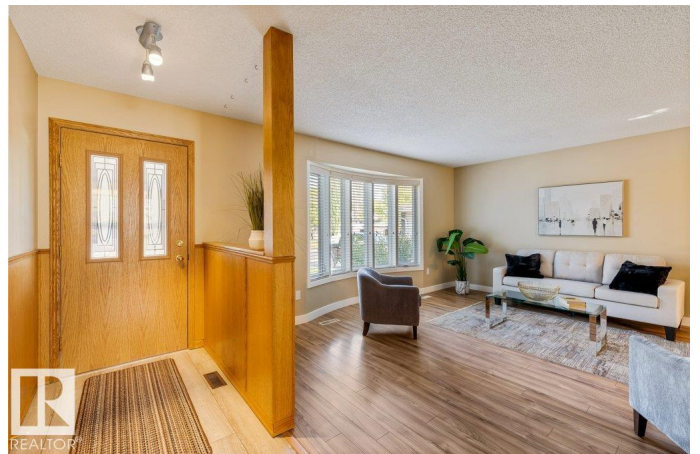
Deer Ridge (St. Albert), St. Albert, AB

Over 1800 sq ft 2 Storey in Deer Ridge with an oversized double garage! This original-owner home offers a front family room, formal dining, and a spacious kitchen with ample white cabinets that opens to the living room with wood-burning fireplace. Garden doors lead to a private backyard with composite deck. Main floor includes laundry and half bath. Upstairs you'll find 2 large bedrooms, a 4pc bath, and a primary suite with 5pc ensuite and dual closets. The 9' ceiling basement is fully finished with a rec room, 4th bedroom, and half bath. Pride of ownership shines with upgrades: newer flooring, shingles, HWT, furnace & A/C, triple-pane windows, and kitchen appliances. Don't miss this one—it won't last!

Built in 1986

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457479  |
| Price          | \$519,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 2         |
| Square Footage | 1,808     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1986                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 9 Duncan Court          |
| Area        | St. Albert              |
| Subdivision | Deer Ridge (St. Albert) |
| City        | St. Albert              |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8N 4Z1                 |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Air Conditioner, Deck, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached, Over Sized            |

### Interior

|                   |                                                                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                                        |
| Fireplaces        | Brick Facing                                                                                                                                                                                                                               |
| Stories           | 3                                                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                                                                                             |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                              |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                |
| Construction      | Wood, Brick, Vinyl                                                                                              |
| Foundation        | Concrete Perimeter                                                                                              |

**Additional Information**

Date Listed               September 12th, 2025  
Days on Market        3  
Zoning                    Zone 24

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