

## \$474,702 - 83 Durocher Street, St. Albert

MLS® #E4430680

**\$474,702**

4 Bedroom, 3.50 Bathroom, 1,440 sqft

Single Family on 0.00 Acres

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

OVER 2000 SQ FT DEVELOPED.....KILLER SUN DECK....HOT TUB BUILT RIGHT IN.....PROFESSIONALLY FINISHED BASEMENT.....PERFECT FAMILY LOCATION..... ~! WELCOME HOME !~ ok... starting w/ perfect flex room as you walk in on the hardwood floors, and around the back is the perfect kitchen boasts 40 inch upper cabinets in European white with granite counters everywhere. Adjoining family room & TONS of natural light spilling in... the yard/ back deck have to be walked around to appreciate.! Up has a spacious primary bedroom, with a jacuzzi ensuite & walk-in closet. Two other upstairs bedrooms are a good size with large closets & have an extra full four piece bathroom. Basement family room with/ built-in entertainment center, full bathroom featuring a 6 ft jacuzzi! (THATS RIGHT!) & an extra bedroom with walk-in closet. Two hot water tanks so you never run out of hot water with the busy family life. This home has a charming veranda, large back deck, nice landscaping & double garage. Shows a 10!!!

Built in 1997

### Essential Information

MLS® # E4430680

Price \$474,702



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,440                  |
| Acres          | 0.00                   |
| Year Built     | 1997                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 83 Durocher Street      |
| Area        | St. Albert              |
| Subdivision | Deer Ridge (St. Albert) |
| City        | St. Albert              |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8N 6G8                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, See Remarks      |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                   |
| Fireplaces        | Mantel                                                                                                                                                                                |
| Stories           | 3                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                                        |

### Exterior

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 13th, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 24          |

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Listing information last updated on April 20th, 2025 at 6:47am MDT