

## **\$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 Patio, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, 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 Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Muriel Martin, JJ Nearing
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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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