



# 1 DURHAM Avenue St. Albert AB

\$425,000

Welcome to this inviting 3-level split home, perfectly located in Deer Ridge, that offers charm and convenience. With 3 spacious bedrooms and 2 full bathrooms, this property is ideal for families looking for a well-maintained home in a desirable area. Sitting on a large lot, this home provides plenty of outdoor space for gardening, play, or relaxation. Inside, you'll find an upgraded furnace and a tankless hot water system, offering efficient and reliable comfort year-round. Some newer windows throughout the home bring in natural light. The double-attached garage adds convenience, making parking and storing your tools, or sports equipment easy. Enjoy the perks of living close to nearby shopping centers, schools, and amenities while benefiting from easy access to main roads in St. Albert, simplifying your daily commute.

Listing Presented By:



Originally Listed by:  
Liv Real Estate

[edgrover@livrealestate.ca](mailto:edgrover@livrealestate.ca)



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L 4P6

Phone: 780-995-SOLD (7653)  
[homes4u@corinneoneil.com](mailto:homes4u@corinneoneil.com)