



## St. Albert Alberta

\$465,000

MAJOR UPGRADES ALREADY DONE INCLUDING SHINGLES (2024), FURNACE (2023), HWT (2022), DECK (2025) & A/C! This 3 bed up, open concept home offers a functional layout with a spacious kitchen featuring a pantry and a cozy fireplace anchoring the living room. Upstairs includes three well-sized bedrooms, while the partially finished basement adds a rec/living space and 4th bedroom, perfect for growing families or guests. The large, private yard backs onto mature trees and can be enjoyed from the newer deck, creating a peaceful outdoor retreat. Bonus features include wired permanent holiday lighting for year-round convenience. Floors/baseboards need some TLC but home is priced accordingly, offering great value. Located in Deer Ridge, walking distance to schools, public transportation, with easy access to major routes, golf, playgrounds, shopping & amenities. SOME PHOTOS ARE VIRTUALLY STAGED. (id:6769)

Bedroom 4 4.14 m X 3.28 m

Recreation room 8.48 m X 4.71 m

Laundry room 4.21 m X 4.19 m

Living room 4.97 m X 3.41 m

Dining room 3.57 m X 2.63 m

Kitchen 3.39 m X 3.17 m

Primary Bedroom 4.44 m X 3.36 m

Bedroom 2 3.94 m X 2.72 m

Bedroom 3 3.36 m X 3.03 m

Listing Presented By:



Originally Listed by:

Century 21 All Stars Realty Ltd

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Royal

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