

## \$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 5

Zoning Zone 24

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