

## \$479,900 - 49 Doucette Place, St. Albert

MLS® #E4428302

**\$479,900**

4 Bedroom, 2.00 Bathroom, 1,484 sqft

Single Family on 0.00 Acres

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

Wonderful family home close to many schools, parks and trails tucked away on large corner lot in the highly desirable community of Deer Ridge. Stunning curb appeal with a double attached garage, RV parking, NEW ROOF (2024) and private yard w/ SEPERATE ABOVE GRADE ENTRANCE. Open concept floorplan is accentuated w/ VAULTED CEILINGS, crisp neutral paint tones, and gleaming blonde hardwood floors in the living area. Practical kitchen with corner pantry, NEW MICROWAVE HOOD RANGE (2025), raised breakfast bar and eating nook that overlooks sun swept dining space. The upper level comes complete with 3 bedrooms (one converted to a laundry room) and full 4 piece bathroom. The lower levels have a bright and airy family room (w/ cozy gas fireplace), newer SECOND KITCHEN with direct access to the private treed SW facing yard, 4th bedroom, 2ND SEPERATE LAUNDRY facilities, full bathroom and plenty of storage. A perfect family home and investment property with the potential for an in-law suite or basement rental.

Built in 1999

### Essential Information

MLS® # E4428302

Price \$479,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,484
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	49 Doucette Place
Area	St. Albert
Subdivision	Deer Ridge (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 6S6

### **Amenities**

Amenities	Fire Pit, No Animal Home, No Smoking Home, Parking-Visitor, Patio, R.V. Storage, Vaulted Ceiling
Parking Spaces	8
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Corner Lot, Golf Nearby, Landscaped, Level Land, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 31st, 2025
Days on Market	19
Zoning	Zone 24

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 8:32am MDT