

# \$549,900 - 3 Durand Place, St. Albert

MLS® #E4454677

## \$549,900

5 Bedroom, 3.50 Bathroom, 2,118 sqft  
Single Family on 0.00 Acres

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

Welcome to 3 Durand Place, a beautifully maintained 2,118 sq ft home nestled in the heart of St. Albert in Deer Ridge. Built in 1987 and cared for by its original owners, this spacious 5-bedroom, 3.5-bathroom home offers a perfect blend of classic charm and thoughtful upkeep. Inside, you'll find plenty of space for family living with a spacious finished basement including a bar and built in cabinets, while outside, a large deck and spacious backyard provide the perfect setting for relaxing or entertaining. House has Air Conditioning. Ideally located near schools, parks, and trails, this home offers both convenience and community in one of St. Albert's most desirable neighborhoods. A true gem ready for its next chapter!

Built in 1987

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454677  |
| Price          | \$549,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,118     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1987                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3 Durand Place          |
| Area        | St. Albert              |
| Subdivision | Deer Ridge (St. Albert) |
| City        | St. Albert              |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8N 4V5                 |

### Amenities

|           |                                                                                                         |
|-----------|---------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Bar, Deck, Gazebo, Hot Wtr Tank-Energy Star, No Smoking Home, Vacuum System-Roughed-In |
| Parking   | Double Garage Attached                                                                                  |

### Interior

|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Countertop Electric, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                              |
| Fireplaces        | Stone Facing                                                                                                                                                                                                     |
| Stories           | 3                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                                                                   |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                      |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                 |
| Construction      | Wood, Vinyl                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                               |

**Additional Information**

Date Listed            August 26th, 2025  
Days on Market      3  
Zoning                Zone 24

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