

## \$449,900 - 49 Doucette Place, St. Albert

MLS® #E4434155

**\$449,900**

4 Bedroom, 2.00 Bathroom, 1,484 sqft

Single Family on 0.00 Acres

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

Beautifully maintained family home ideally located on a spacious corner lot in the sought-after community of Deer Ridge—just steps from schools and parks. Featuring incredible curb appeal, this property offers a double attached garage, RV parking, NEW ROOF (2024), and a private fenced yard w/ SEPERATE ABOVE GRADE ENTRANCE. Inside, the open-concept layout features VAULTED CEILINGS, soft neutral tones, and gleaming blonde hardwood floors in the main living area. The bright and functional kitchen includes a corner pantry, new microwave hood fan (2025), raised breakfast bar, and a cozy dining nook with sun-filled windows. Upstairs you'll find 3 bedrooms (one currently converted into a laundry room) and a full 4-piece bathroom. The lower levels feature a sunlit family room with a gas fireplace, newer SECOND KITCHEN with direct access to the southwest-facing yard, a fourth bedroom, second laundry area, full bathroom, & generous storage. This home offers excellent flexibility for growing families or investors.

Built in 1999

### Essential Information

MLS® # E4434155

Price \$449,900



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	Ceiling 9 ft., Crawl Space, Fire Pit, No Animal Home, No Smoking Home, R.V. Storage, Vaulted Ceiling
Parking Spaces	6
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
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped, Level Land, No Back Lane,

No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	7
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 May 9th, 2025 at 4:32pm MDT