

## \$445,000 - 25 Durocher Street, St. Albert

MLS® #E4459546

**\$445,000**

4 Bedroom, 2.50 Bathroom, 1,061 sqft

Single Family on 0.00 Acres

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

This is the one you've been waiting for! A bi-level home on a quiet street in Deer Ridge, close to schools and all the amenities? Don't wait on this one! Featuring 4 bedrooms (2 up & 2 down), 2.5 bathrooms, and a partly finished basement, this charming home is perfect for first-time buyers! Enjoy brand new windows throughout, central A/C, and a spacious layout with bright living areas. The large backyard is ideal for entertaining and summer fun with an above ground pool, while the HEATED garage adds year-round convenience. Located close to schools, parks, and walking trails, this home offers comfort, space, and a prime location in one of St. Albert's most desirable neighbourhoods. A perfect blend of function and charm—don't miss this fantastic opportunity. WINDOWS(2024) Basement flooring (2023) HWT(2024)

Built in 1995

### Essential Information

MLS® #	E4459546
Price	\$445,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,061
Acres	0.00
Year Built	1995
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	25 Durocher Street
Area	St. Albert
Subdivision	Deer Ridge (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 6M1

### Amenities

Amenities	Air Conditioner, Deck, Fire Pit, No Smoking Home, Pool-Outdoor, Vinyl Windows
Parking	Double Garage Attached
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Pool-Above Ground, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed September 25th, 2025

Days on Market 2

Zoning Zone 24

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Listing information last updated on September 26th, 2025 at 11:47pm MDT