

## \$519,900 - 9 Duncan Court, St. Albert

MLS® #E4457479

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,808 sqft

Single Family on 0.00 Acres

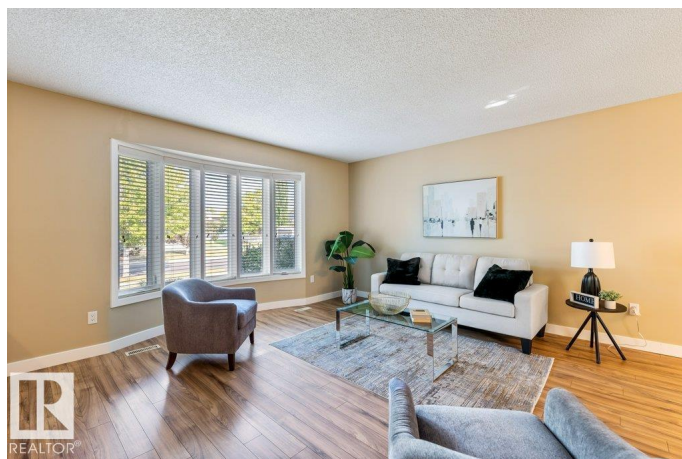
Deer Ridge (St. Albert), St. Albert, AB

Over 1800 sq ft 2 Storey in Deer Ridge with an oversized double garage! This original-owner home offers a front family room, formal dining, and a spacious kitchen with ample white cabinets that opens to the living room with wood-burning fireplace. Garden doors lead to a private backyard with composite deck. Main floor includes laundry and half bath. Upstairs youâ€™ll find 2 large bedrooms, a 4pc bath, and a primary suite with 5pc ensuite and dual closets. The 9â€™ ceiling basement is fully finished with a rec room, 4th bedroom, and half bath. Pride of ownership shines with upgrades: newer flooring, shingles, HWT, furnace & A/C, triple-pane windows, and kitchen appliances. Donâ€™t miss this oneâ€”it wonâ€™t last!

Built in 1986

### Essential Information

MLS® #	E4457479
Price	\$519,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,808
Acres	0.00



Year Built	1986
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9 Duncan Court
Area	St. Albert
Subdivision	Deer Ridge (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 4Z1

### Amenities

Amenities	Air Conditioner, Deck, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed               September 12th, 2025  
Days on Market        2  
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 September 13th, 2025 at 10:32pm MDT