

\$349,900 - 35 20 Deerbourne Drive, St. Albert

MLS® #E4443671

\$349,900

3 Bedroom, 2.50 Bathroom, 1,312 sqft

Condo / Townhouse on 0.00 Acres

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

RARE FIND and AMAZING location in the absolutely beautiful, family friendly community of Deer Ridge! This 2 storey townhouse has a highly desirable open concept, a bright, open layout, 3 generous sized bedrooms, 2.5 bathrooms, including a Jacuzzi style tub and an ensuite in the primary suite. Many BONUS UPGRADES including a fully finished basement, gas fireplace, air conditioning and a double attached garage. The location of this home could not be more perfect with schools nearby, transit steps away, shopping, parks and within walking distance from Starbucks. What more could you ask for?! These units are well managed, have low condo fees and are very low maintenance.



Built in 1992

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4443671 |
| Price | \$349,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,312 |
| Acres | 0.00 |
| Year Built | 1992 |

| | |
|----------|-------------------|
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 35 20 Deerbourne Drive |
| Area | St. Albert |
| Subdivision | Deer Ridge (St. Albert) |
| City | St. Albert |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8N 6E1 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Detectors S Patio, See Remarks |
| Parking | Double Garage Attached |

Interior

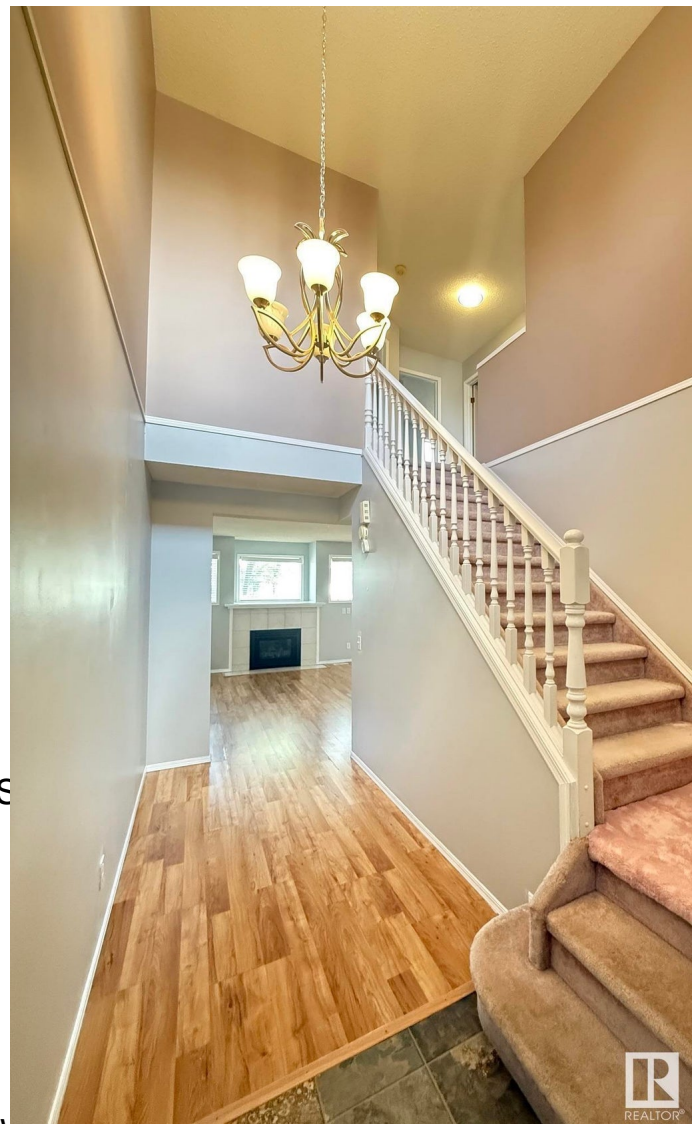
| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|---------------------------|
| Elementary | Muriel Martin, JJ Nearing |
|------------|---------------------------|



Middle VJM, William D Cuts
High Bellerose, St. Albert High

Additional Information

Date Listed June 21st, 2025
Days on Market 15
Zoning Zone 24
Condo Fee \$352



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 July 6th, 2025 at 8:02pm MDT