

## \$644,500 - 89 Dufferin Street, St. Albert

MLS® #E4456519

### \$644,500

5 Bedroom, 3.50 Bathroom, 1,837 sqft

Single Family on 0.00 Acres

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

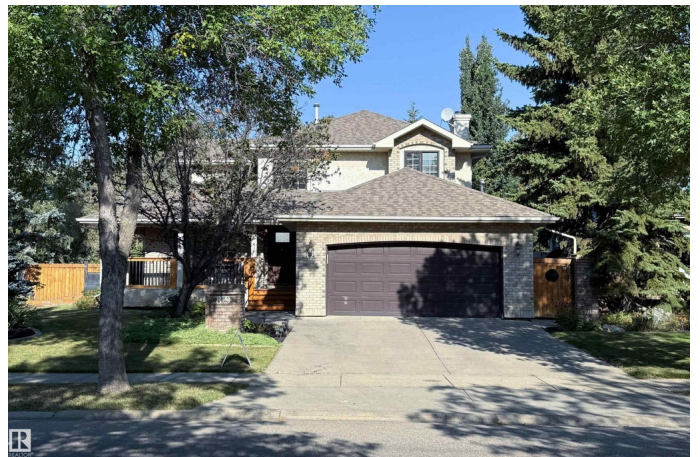
Welcome to Dorchester West! This beautiful corner lot home has 5bd~4bath, 1,950+ sq.ft. 2-storey impresses with vaulted ceilings, grand staircase & natural light throughout. Features include Brazilian hardwood, heated slate floors, stone accents, custom kitchen w/granite, sun kissed breakfast nook, lounge w/beverage coolers & 2 living rooms. Upstairs offers 3 bedrooms incl. a large primary suite w/WIC & spacious ensuite. Fully finished basement w/theatre room, 2 more large bedrooms, another bathroom & a flex space. Step outside into your own private oasis and take in the award-winning yard w/stamped concrete, waterfalls, pool & verandah. But wait! There's more! Heated DBL garage, AC, central vac, smart alarm, sound system~AND freshly painted a crisp white she is move-in ready! Walking distance to schools, parks and minutes from local shops, what more could you ask for? Once a prized show home, this meticulously maintained home could be yours. Welcome to 89 Dufferin Crescent. Welcome home.

Built in 1990

### Essential Information

MLS® # E4456519

Price \$644,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,837                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 89 Dufferin Street      |
| Area        | St. Albert              |
| Subdivision | Deer Ridge (St. Albert) |
| City        | St. Albert              |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8N 5R7                 |

### Amenities

|                |                                                                                                                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Bar, Deck, Detectors Smoke, Fire Pit, Front Porch, Gazebo, Hot Water Electric, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                                                                                                                                                       |
| Parking        | Double Garage Attached                                                                                                                                                                                                  |

### Interior

|                   |                                                                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Wine/Beverage Cooler, See Remarks, Pool Equipment, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                   |
| Stories           | 3                                                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                                                                                                              |

**Exterior**

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                                           |
| Exterior Features | Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                       |
| Construction      | Wood, Stucco                                                                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                                                                     |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 6                   |
| Zoning         | Zone 24             |

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Listing information last updated on September 11th, 2025 at 10:18am MDT