

## \$449,900 - 9 Dominion Way, St. Albert

MLS® #E4434762

**\$449,900**

4 Bedroom, 2.00 Bathroom, 1,167 sqft

Single Family on 0.00 Acres

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

Just shy of 1200 sq ft, this charming 4-bed bungalow sits on a corner lot in the popular community of Deer Ridge—close to schools, parks, hospital & shopping! With 3 bedrooms up, 1 down, and a fully finished basement, this home features open concept living, hardwood in the living, dining & hallway areas, and tile in the kitchen, eating nook, and baths—including a double tiled shower in the updated basement bath. Fresh paint brightens the space, and the walk-through main bath serves as an ensuite to the spacious primary. Enjoy central A/C, composite front & back decks, a hot tub with new cover (2024), and lovely perennial landscaping. Updates: shingles & attic insulation (2018), Most Pella double-pane windows on main (2018), HWT (2015), and more. Shed, ample parking, and attached double garage complete the package!

Built in 1996

### Essential Information

MLS® #	E4434762
Price	\$449,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,167



Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9 Dominion Way
Area	St. Albert
Subdivision	Deer Ridge (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 6L3

### Amenities

Amenities	Air Conditioner, Deck, Hot Tub, Insulation-Upgraded, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Muriel Martin Elementary
Middle	Sturgeon Heights
High	Bellerose Composite High

**Additional Information**

Date Listed	May 6th, 2025
Days on Market	22
Zoning	Zone 24

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