

## \$450,000 - 99 Dorchester Drive, St. Albert

MLS® #E4460150

**\$450,000**

4 Bedroom, 2.00 Bathroom, 1,087 sqft

Single Family on 0.00 Acres

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

Welcome home to family-friendly Deer Ridge! This stunning, fully renovated 4-level split offers the perfect blend of modern style and functional family living. Boasting 4 bedrooms and 2 beautifully updated bathrooms, there is space for everyone. The thoughtfully designed layout features multiple living areas across the levels, giving you distinct spaces for relaxation and entertaining. The recent renovations mean you can move right in. The kitchen is a chef's delight. Step outside to your private oasis: an absolutely HUGE backyard, perfect for kids, pets, gardening, and summer BBQs. No need to worry about the cold—the attached garage provides convenient, secure parking and extra storage. Located in a quiet, established neighbourhood close to schools, parks, and amenities, this home is a rare find. Don't miss your chance to own a move-in ready gem in this desirable community!

Built in 1983

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460150  |
| Price          | \$450,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,087     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1983                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 4 Level Split          |
| Status     | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 99 Dorchester Drive     |
| Area        | St. Albert              |
| Subdivision | Deer Ridge (St. Albert) |
| City        | St. Albert              |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8N 4X3                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Hot Water Natural Gas  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|              |                                                                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Oven Built-In-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                          |
| Stories      | 4                                                                                                                                                  |
| Has Basement | Yes                                                                                                                                                |
| Basement     | Full, Finished                                                                                                                                     |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                           |
| Exterior Features | Fenced, Golf Nearby, Low Maintenance Landscape, No Back Lane, Schools |
| Roof              | Asphalt Shingles                                                      |
| Construction      | Wood, Vinyl                                                           |
| Foundation        | Concrete Perimeter                                                    |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 30th, 2025 |
|-------------|----------------------|

Days on Market 17

Zoning Zone 24

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