

# \$495,000 - 9 Dubonnet Way, St. Albert

MLS® #A2206136

**\$495,000**

4 Bedroom, 2.00 Bathroom, 931 sqft

Residential on 0.11 Acres

Deer Ridge\_SALB, St. Albert, Alberta

Nestled in a picturesque, park-like setting, this exquisite bi-level home at 9 Dubonnet Way in St. Albert offers a perfect blend of comfort and charm. Thoughtfully designed, the upper level features two well-appointed bedrooms, while the lower level provides two additional guest bedrooms—ideal for family and visitors alike. The home boasts two full bathrooms and an expansive recreation area with a cozy corner fireplace, creating a warm and inviting atmosphere. The principal room extends seamlessly onto a private patio leading to a spacious deck, perfect for outdoor enjoyment. Completing this exceptional property is a two-car insulated attached garage, the shingles were replaced and offering both convenience and protection from the elements. Set within a welcoming, well-established neighborhood, a quiet location, this family home also features a fully fenced, child-friendly or a senior's private backyard adorned with mature trees and lush gardens—a tranquil retreat in the heart of the community.

Built in 1999

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2206136  |
| Price      | \$495,000 |
| Sold Price | \$490,000 |
| Bedrooms   | 4         |



|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 931         |
| Acres          | 0.11        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9 Dubonnet Way  |
| Subdivision | Deer Ridge_SALB |
| City        | St. Albert      |
| County      | St. Albert      |
| Province    | Alberta         |
| Postal Code | T8N 6S5         |

### Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                   |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Storage                                                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Washer |
| Heating           | Forced Air, Natural Gas, Fireplace(s)                                               |
| Cooling           | None                                                                                |
| Fireplace         | Yes                                                                                 |
| # of Fireplaces   | 1                                                                                   |
| Fireplaces        | Basement, Family Room, Gas, Insert, Tile                                            |
| Has Basement      | Yes                                                                                 |
| Basement          | Finished, Full                                                                      |

### Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Garden, Lighting                                                                                                |
| Lot Description   | Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaped, Level, Street Lighting, Views |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingle    |
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 30th, 2025 |
| Date Sold      | April 16th, 2025 |
| Days on Market | 17               |
| Zoning         | 24               |
| HOA Fees       | 0.00             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.