

## \$409,900 - 35 Delage Crescent, St. Albert

MLS® #E4446079

**\$409,900**

3 Bedroom, 2.00 Bathroom, 902 sqft

Single Family on 0.00 Acres

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

Imagine starting your mornings on the charming front porch, coffee in hand as the neighbourhood begins to stir. Inside, sunlight pours into the living room, dancing off warm hardwood floors. The heart of the home—an open kitchen and dining area—overlooks a backyard perfect for kids, BBQs, and quiet evenings on the deck. Upstairs, two cozy bedrooms and a full bath await, while the third level offers a bright family room with a gas fireplace and a third bedroom—ideal for teens, guests, or a home office. The spacious primary retreat includes a walk-in closet and access to a modern bath. With a double attached garage, nearby parks, schools, and shopping, this Deer Ridge gem isn't just a house—it's where your next chapter begins. (Shingles Approximately 12 1/2 Yrs Old, Furnace Approximately 13 1/2 Yrs Old, Hotwater Tank Approximately 2 Yrs Old.)

Built in 1993

### Essential Information

MLS® #	E4446079
Price	\$409,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	902



Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	35 Delage Crescent
Area	St. Albert
Subdivision	Deer Ridge (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 6J5

### Amenities

Amenities	Deck, Vaulted Ceiling
Parking	Double Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Window Coverings, See Remarks, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	See Remarks
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Muriel Martin
Middle	WD Cutz
High	Bellerose

### **Additional Information**

Date Listed	July 5th, 2025
Days on Market	1
Zoning	Zone 24

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