

Courtesy Of Matthew D Barry Of Exp Realty

## **\$874,900 - 49 Berrymore Drive, St. Albert**

MLS® #E4451618

**\$874,900**

3 Bedroom, 3.00 Bathroom, 1,546 sqft

Single Family on 0.00 Acres

Braeside, St. Albert, AB

Nestled onto the desirable street of Berrymore Drive, discover this charming ORIGINAL OWNER bungalow custom built by Champaign Homes. An impressive front courtyard welcomes guests w/ beautiful landscaping & morning sun exposure. The foyer has newer oversized tiles & opens into SOARING VAULTED CEILINGS. The dining room has a coffered ceiling w/ beams & Canadian cherry HARDWOOD FLOORING. The renovated kitchen has white cabinetry w/ some warm toned wood features, quartz counters, gas cooktop w/ a built in fan, pantry, eating bar island, pot lighting, under cabinet lighting, wine bar & the fridge was replaced in 2025. There is a dining nook w/access out to the extremely PRIVATE BACK DECK. The great room has a 3 sided gas f/p. There are 2 main floor bedrooms, a main 4pce bath & a 4pce ensuite w/ a HEATED FLOOR. The FULLY FINISHED BASEMENT has a spacious 3rd bedroom, 4pce bath & a huge rec room. The entrance to the double attached HEATED GARAGE has the laundry facilities. This beautiful home has it all!

Built in 1991

### **Essential Information**

MLS® # E4451618

Price \$874,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,546                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 49 Berrymore Drive |
| Area        | St. Albert         |
| Subdivision | Braeside           |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 6B8            |

### Amenities

|           |                                                                                                                                                                                                        |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Exterior Walls- 2"x6", Fire Pit, Gazebo, Hot Tub, Hot Water Natural Gas, Hot Wtr Tank-Energy Star, Parking-Extra, Patio, Smart/Program. Thermostat, R.V. Storage, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Attached, Heated, RV Parking                                                                                                                                                             |

### Interior

|                   |                                                                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                |
| Appliances        | Air Cleaner-Electronic, Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                                                             |
| Fireplaces        | Glass Door, Three Sided                                                                                                                                                                                                                         |
| Stories           | 2                                                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                                                                                                  |

**Exterior**

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                             |
| Exterior Features | Corner Lot, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Cedar Shakes                                                                    |
| Construction      | Wood, Brick, Stucco                                                             |
| Foundation        | Concrete Perimeter                                                              |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 24          |

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Listing information last updated on August 19th, 2025 at 3:32am MDT