

# \$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
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	Active

### **Community Information**

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

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Family Room, Gas, Tile, Insert
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
Days on Market	8
Zoning	24

### **Listing Details**

Listing Office	eXp Realty
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