

\$449,900 - 9 Dominion Way, St. Albert

MLS® #E4434762

\$449,900

4 Bedroom, 2.00 Bathroom, 1,167 sqft

Single Family on 0.00 Acres

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

Just shy of 1200 sq ft, this charming 4-bed bungalow sits on a corner lot in the popular community of Deer Ridge—close to schools, parks, hospital & shopping! With 3 bedrooms up, 1 down, and a fully finished basement, this home features open concept living, hardwood in the living, dining & hallway areas, and tile in the kitchen, eating nook, and baths—including a double tiled shower in the updated basement bath. Fresh paint brightens the space, and the walk-through main bath serves as an ensuite to the spacious primary. Enjoy central A/C, composite front & back decks, a hot tub with new cover (2024), and lovely perennial landscaping. Updates: shingles & attic insulation (2018), Most Pella double-pane windows on main (2018), HWT (2015), and more. Shed, ample parking, and attached double garage complete the package!

Built in 1996

Essential Information

MLS® #	E4434762
Price	\$449,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,167



Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	9 Dominion Way
Area	St. Albert
Subdivision	Deer Ridge (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 6L3

Amenities

Amenities	Air Conditioner, Deck, Hot Tub, Insulation-Upgraded, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Muriel Martin Elementary
Middle	Sturgeon Heights
High	Bellerose Composite High

Additional Information

Date Listed	May 6th, 2025
Days on Market	9
Zoning	Zone 24

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 15th, 2025 at 10:03am MDT