

## \$449,900 - 76 Deane Crescent, St. Albert

MLS® #E4442283

**\$449,900**

4 Bedroom, 3.00 Bathroom, 1,348 sqft

Single Family on 0.00 Acres

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

Welcome to the tree lined street of Deane Crescent! This 4 level split is located near all levels of schooling, parks, playgrounds & the trails of St Albert. This spacious home offers an open living & dining rm. The kitchen has center island & plenty of cabinet & counter area, there is a dinette with access to the composite deck & yard. Upstairs features a bathrm, 3 bedrms including a generous primary, W/I closet & 3 pc ensuite. The 3rd level includes family rm with wainscotting, cozy gas F/P & wet bar, the perfect hangout! There is an ample sized bedrm on the 3rd, which is a perfect home office or 4th bedrm. This level is completed with laundry & a 3 pc bath! The basement is fully finished with large rec room, tons of storage & mechanical rm. Updates included new furnace (2024) & shingles(10ish years) Triple pane windows, original air exchanger, & built as an R2000 home. Double attached garage, with RV parking. This former show home (approx. 2393 sq ft of livable space) is ready for your personal touches

Built in 1988

### Essential Information

MLS® # E4442283

Price \$449,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,348
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	76 Deane Crescent
Area	St. Albert
Subdivision	Deer Ridge (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 4Z9

### Amenities

Amenities	Deck, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            June 13th, 2025  
Days on Market      4  
Zoning                Zone 24

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