

## \$849,000 - 11 Berrymore Dr, St. Albert

MLS® #E4442750

**\$849,000**

3 Bedroom, 3.50 Bathroom, 1,905 sqft

Single Family on 0.00 Acres

Braeside, St. Albert, AB

Rare opportunity in Braeside! Facing Red Willow Park & steps from the Sturgeon River trail system, this 3 bed, 3.5 bath 2-storey offers the perfect blend of luxury & location. Set on a premium 615 sq.m. lot, the home features a fully renovated kitchen with granite counters, a gas range, stainless steel appliances, and hardwood throughout the main and upper floors. With two primary suites, one includes a spacious dressing area, dual vanities, a rainfall tiled shower, and a jetted Bain Ultra soaker tub. The finished basement offers a large rec/flex room, 3-pc bath, and generous storage. Main floor bedroom adds convenience. The landscaped yard features brick walkways, raised planters, abundance of perennials, a raised deck overlooking the trees of the Sturgeon River edge, and a private entertaining area perfect for guests. With two high-efficiency furnaces, UV air filtration, triple pane windows, roof (2010 - 40 yr shakes) and central A/C, this is one of St. Albert's most coveted, nature-connected locations.

Built in 1978

### Essential Information

MLS® # E4442750

Price \$849,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,905                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey Split         |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11 Berrymore Dr |
| Area        | St. Albert      |
| Subdivision | Braeside        |
| City        | St. Albert      |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8N 2Y5         |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Deck, Patio, Sprinkler Sys-Underground |
| 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-Gas, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                  |
| Stories           | 3                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Full, Partially Finished                                                                                                                                   |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood, Brick                                            |
| Exterior Features | Corner Lot, Park/Reserve, River Valley View, Treed Lot |
| Roof              | Cedar Shakes                                           |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 44              |
| Zoning         | Zone 24         |

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Listing information last updated on July 31st, 2025 at 6:17pm MDT