

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
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 August 7th, 2025 at 9:17pm MDT