

## \$825,000 - 11 Berrymore Dr, St. Albert

MLS® #E4442750

**\$825,000**

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	\$825,000
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	68
Zoning	Zone 24

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