

\$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	53
Zoning	Zone 24

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