

## \$529,900 - 40 Desmarais Crescent, St. Albert

MLS® #E4445604

**\$529,900**

5 Bedroom, 2.50 Bathroom, 1,176 sqft  
Single Family on 0.00 Acres

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

FANTASTIC!!! 5 BEDROOMS!!! Come check out this lovingly maintained 5 bedroom 2.5 bath beauty on a quiet street in Deer Ridge. This property has been cared for and upgraded over the years including shingles, furnace, windows and A/C for those hot summer nights. Other features of this family friendly home include hardwood floors, granite counters, central vac, and a beautiful brick surround wood burning fireplace. Upstairs you'll find 3 ample bedrooms (primary with WIC and 3 pce ensuite). Lower level has the 4th bedroom and down one more level for a small living area and 5th bedroom. This home has over 2300 sq ft of finished living space. The double attached garage comes with some built in storage. The best part about this place is when you step outside to the massive composite deck and amazing yard. With Muriel Martin School only 2 blocks away and minutes to major routes this could be the home for you!

Built in 1991

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4445604  |
| Price      | \$529,900 |
| Bedrooms   | 5         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,176                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 40 Desmarais Crescent   |
| Area        | St. Albert              |
| Subdivision | Deer Ridge (St. Albert) |
| City        | St. Albert              |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8N 5Y7                 |

### **Amenities**

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| 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, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 5              |
| Zoning         | Zone 24        |

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Listing information last updated on July 7th, 2025 at 10:47pm MDT