

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

Days on Market 10

Zoning Zone 24

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