

## \$449,999 - 45 Nevis Close, St. Albert

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MLS® #E4438713

**\$449,999**

3 Bedroom, 2.50 Bathroom, 1,502 sqft

Single Family on 0.00 Acres

North Ridge, St. Albert, AB

Welcome home to this two-storey half duplex, perfectly situated on a prime corner lot in the desirable community of North Ridge. Offering 1500 square feet of well-designed living space, this home features a sunny south-facing backyard with a newer deck, central air conditioning, a double attached garage, and brand new appliances. The bright and open main floor includes a spacious family room with a cozy corner gas fireplace, a large dining area, and a functional kitchen with a corner pantry. Upstairs, you will find a four-piece main bathroom and three generously sized bedrooms, including a primary suite with a walk-in closet and a private three-piece ensuite. The unfinished basement is ready for your personal touch. Located close to parks, schools, and walking trails, this home truly has it all.



Built in 2007

### Essential Information

MLS® #	E4438713
Price	\$449,999
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,502

Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	45 Nevis Close
Area	St. Albert
Subdivision	North Ridge
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0R6

### Amenities

Amenities	Off Street Parking, Air Conditioner, Deck, No Smoking Home, Secured Parking, Vinyl Windows
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-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 27th, 2025

Days on Market                3

Zoning                            Zone 24

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Listing information last updated on May 30th, 2025 at 5:17pm MDT