

## \$489,500 - 11 Nerine Crescent, St. Albert

MLS® #E4427996

**\$489,500**

3 Bedroom, 2.50 Bathroom, 1,602 sqft  
Single Family on 0.00 Acres

North Ridge, St. Albert, AB

Experience the lifestyle you've been dreaming of in a brand-new Impact home w/ SEPARATE ENTRANCE! The 9' ceilings on the main floor welcomes you with an expansive open concept kitchen boasting ceramic tile backsplash, elegant quartz countertops, and beautiful cabinets. This main level also features a spacious living and dining area, along with a convenient half bath and mudroom. Ascending the stairs to the upper level, you'll discover the primary bedroom, complete with a luxurious 5-piece ensuite and a generous walk-in closet. Additionally, the upper floor offers two more bedrooms, a convenient upstairs laundry room, and a well-appointed main bathroom. Every Impact Home is built with meticulous care and craftsmanship, and to provide you with peace of mind, all our homes are covered by the Alberta New Home Warranty Program. Home is under construction, photos are not of actual home, some finishings may vary, some photos are virtually staged

Built in 2025

### Essential Information

MLS® #	E4427996
Price	\$489,500
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,602
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11 Nerine Crescent
Area	St. Albert
Subdivision	North Ridge
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 8B1

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Golf Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            March 28th, 2025  
Days on Market      131  
Zoning                Zone 24

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