

## **\$399,900 - 32 Nevis Close, St. Albert**

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MLS® #E4451939

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,204 sqft

Single Family on 0.00 Acres

North Ridge, St. Albert, AB

NO CONDO FEES on this North Ridge CUTIE! Welcome home to this CHARMING 3 bed, 2.5 bath half duplex nestled in one of St. Albert's great cul-de-sacs! Starting out or sizing down, this BEAUTY with a single attached garage is great! Sip coffee on the SUNNY south-facing porch and soak it all in. Inside, a welcoming front entry with handy half bath. Gorgeous VP floor lead to the BRIGHT open concept living space. Cook up a storm while guests gather by the cozy fireplace or spill outside to your back deck for BBQ season! Upstairs? Dreamy primary suite, complete with closet and ensuite. Two more bdrms and full bath make it perfect for kids, guests, or coveted home office. Basement? Unfinished but FULL of potential! "rec room, gym, or the ultimate indoor hockey zone (yes, even parents can appreciate that one!). AFFORDABLE & ADORABLE - don't miss out!



Built in 2006

### **Essential Information**

MLS® #	E4451939
Price	\$399,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1

Square Footage	1,204
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	32 Nevis Close
Area	St. Albert
Subdivision	North Ridge
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 0R7

### Amenities

Amenities	Deck, Front Porch, Vinyl Windows, See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            August 8th, 2025  
Days on Market      67  
Zoning                Zone 24

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