

## **\$459,900 - 15 Nouveau Drive, St. Albert**

MLS® #E4431161

**\$459,900**

3 Bedroom, 3.50 Bathroom, 1,559 sqft

Single Family on 0.00 Acres

North Ridge, St. Albert, AB

This beautiful bright townhome offers over 1550 SQFT of finished living space. The open floor plan is perfect for entertaining. Starting in the large foyer with spacious closet you move into the living room with grand west facing windows. Flow directly into the island kitchen with plenty of storage and stainless steel appliances. Plus an extra counter space for a coffee or wine bar. Enjoy company in the dining space that provides ample room for a large table. Coming in from the detached double garage you find perfect storage for daily living plus a half bath. Upstairs the open main hall gives the home a luxurious feel plus you have an actual laundry ROOM with storage. A 4 pce main bath and 2 equal sized bedrooms compliment the Primary suite. A perfect place to rest your head after a long day. With a walk-in corner closet and 3 pce en-suite. The partially finished basement currently has a home hair salon with 3 pce bathroom that could easily be converted into an additional bedroom. Plus NO CONDO FEES!

Built in 2022

### **Essential Information**

MLS® # E4431161

Price \$459,900



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 3.50                 |
| Full Baths     | 3                    |
| Half Baths     | 1                    |
| Square Footage | 1,559                |
| Acres          | 0.00                 |
| Year Built     | 2022                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 15 Nouveau Drive |
| Area        | St. Albert       |
| Subdivision | North Ridge      |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8N 7Z7          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | No Smoking Home        |
| Parking   | Double Garage Detached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Flat Site, Golf Nearby, Level Land, Paved Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Partially Fenced |

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

### **School Information**

|            |                |
|------------|----------------|
| Elementary | Muriel Martin  |
| Middle     | William D Cuts |
| High       | Bellerose      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 24          |

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Listing information last updated on April 22nd, 2025 at 1:47am MDT