

Courtesy Of Wally Karout Of Royal LePage Arteam Realty

## \$572,247 - 69 Nettle Crescent, St. Albert

MLS® #E4430086

**\$572,247**

3 Bedroom, 2.50 Bathroom, 1,901 sqft

Single Family on 0.00 Acres

North Ridge, St. Albert, AB

Welcome to the "Kaylan" built by the award-winning builder Pacesetter homes located in the heart of St Albert in the community of Nouveau with beautiful natural surroundings. This home is located with in steps of the walking trails, parks and schools. As you enter the home you are greeted a large foyer which has luxury vinyl plank flooring throughout the main floor , the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the kitchen and tucked away by the front entry is a 2 piece powder room. Upstairs is the master's retreat with a large walk in closet and a 4-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom and a good sized bonus room tucked away for added privacy. \*\*\*Home is under construction and the photos used are from a previously built home and colors may vary, to be complete September 2025 \*\*\*



Built in 2025

### Essential Information

MLS® # E4430086

Price \$572,247

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,901
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	69 Nettle Crescent
Area	St. Albert
Subdivision	North Ridge
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7Z7

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 8th, 2025  
Days on Market                117  
Zoning                              Zone 24



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