

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

MLS® #E4451939

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,204 sqft

Single Family on 0.00 Acres

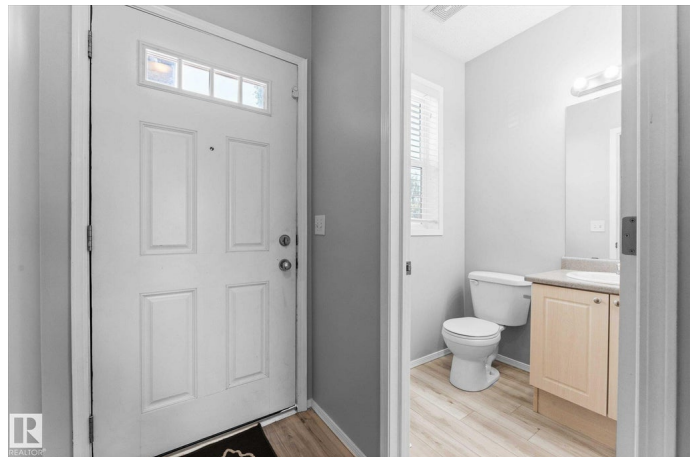
North Ridge, St. Albert, AB

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      9  
Zoning                Zone 24

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