

# \$459,500 - 13 Nerine Crescent, St. Albert

MLS® #E4460171

## \$459,500

3 Bedroom, 2.50 Bathroom, 1,642 sqft  
Single Family on 0.00 Acres

North Ridge, St. Albert, AB

Welcome to Nouveau, St. Albert! This modern single-family home is designed with style and functionality in mind. The open-concept main floor features seamless flow between the living room, dining area, and kitchen—perfect for family living or entertaining. A separate side entrance adds excellent potential for future development. Upstairs, you’ll find three spacious bedrooms, including a bright primary suite, along with a convenient laundry room. Outside, enjoy a 20’x20’ parking pad, ready for your dream garage. Located in the vibrant community of Nouveau, this home is surrounded by parks, trails, schools, and all the amenities St. Albert has to offer.

Built in 2025

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4460171      |
| Price          | \$459,500     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,642         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 13 Nerine Crescent |
| Area        | St. Albert         |
| Subdivision | North Ridge        |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 8C6            |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking Spaces | 2                                              |
| Parking        | 2 Outdoor Stalls, Parking Pad Cement/Paved     |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Microwave Hood Fan-Two    |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Back Lane, Commercial, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl                                     |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 51                |
| Zoning         | Zone 24           |

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