

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

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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	16
Zoning	Zone 24

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