

Courtesy Of Wally Karout Of Royal Lepage Arteam Realty

## **\$549,998 - 45 Nettle Crescent, St. Albert**

MLS® #E4415838

**\$549,998**

3 Bedroom, 3.00 Bathroom, 1,752 sqft

Single Family on 0.00 Acres

North Ridge, St. Albert, AB

Welcome to the all new "Brea" built by the award-winning builder Pacesetter homes and is located in the heart of Nouveau and just steps to the walking trails and parks. As you enter the home you are greeted by luxury vinyl plank flooring throughout 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 3 piece bathroom. 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. Close to all amenities and easy access to Ray Gibbons drive and to the Anthony Henday. This home also comes with a side separate entrance perfect for future development. \*\*\* Photos are from a previous home photos and colors will vary, this home should be complete by end of August 2025

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Built in 2024

### **Essential Information**

MLS® #                    E4415838

Price                        \$549,998



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,752
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	45 Nettle Crescent
Area	St. Albert
Subdivision	North Ridge
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7Z8

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached
Is Waterfront	Yes

### **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	Backs Onto Lake, Golf Nearby, Lake Access Property, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Lake, Waterfront Property, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            December 10th, 2024

Days on Market      116

Zoning                 Zone 24

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Listing information last updated on April 5th, 2025 at 4:32am MDT