

## \$489,500 - 11 Nerine Crescent, St. Albert

MLS® #E4427996

**\$489,500**

3 Bedroom, 2.50 Bathroom, 1,602 sqft  
Single Family on 0.00 Acres

North Ridge, St. Albert, AB

Experience the lifestyle you've been dreaming of in a brand-new Impact home w/ SEPARATE ENTRANCE! The 9' ceilings on the main floor welcomes you with an expansive open concept kitchen boasting ceramic tile backsplash, elegant quartz countertops, and beautiful cabinets. This main level also features a spacious living and dining area, along with a convenient half bath and mudroom. Ascending the stairs to the upper level, you'll discover the primary bedroom, complete with a luxurious 5-piece ensuite and a generous walk-in closet. Additionally, the upper floor offers two more bedrooms, a convenient upstairs laundry room, and a well-appointed main bathroom. Every Impact Home is built with meticulous care and craftsmanship, and to provide you with peace of mind, all our homes are covered by the Alberta New Home Warranty Program. Home is under construction, photos are not of actual home, some finishings may vary, some photos are virtually staged

Built in 2025

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4427996  |
| Price    | \$489,500 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,602                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 11 Nerine Crescent |
| Area        | St. Albert         |
| Subdivision | North Ridge        |
| City        | St. Albert         |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8N 8B1            |

### Amenities

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System |
| Parking   | Parking Pad Cement/Paved  |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior          | Wood, Stone, Vinyl     |
| Exterior Features | Back Lane, Golf Nearby |
| Roof              | Asphalt Shingles       |
| Construction      | Wood, Stone, Vinyl     |
| Foundation        | Concrete Perimeter     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 165              |
| Zoning         | Zone 24          |

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Listing information last updated on September 8th, 2025 at 9:47pm MDT