

## \$544,998 - 45 Nettle Crescent, St. Albert

MLS® #E4435919

**\$544,998**

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 to be complete by end of August 2025

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Built in 2024

### Essential Information

MLS® # E4435919

Price \$544,998



|                |                        |
|----------------|------------------------|
| 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    | May 12th, 2025 |
| Days on Market | 1              |
| Zoning         | Zone 24        |

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Listing information last updated on May 13th, 2025 at 1:32pm MDT