

## \$635,247 - 96 Nerine Crescent, St. Albert

MLS® #E4443887

**\$635,247**

3 Bedroom, 2.50 Bathroom, 2,185 sqft

Single Family on 0.00 Acres

North Ridge, St. Albert, AB

Welcome to the "Columbia" built by the award winning Pacesetter homes and is located on a quiet street in the heart of Nouveau. This unique property offers nearly 2200 sq ft of living space. The main floor features a large front entrance which has a large flex room next to it which can be used a bedroom/ office or even a second living room if needed, as well as an open kitchen with quartz counters, and a large corner pantry that is open to the large great room. Large windows allow natural light to pour in throughout the house. Upstairs you'll find 3 bedrooms and a good sized bonus room. This is the perfect place to call home. The best part about this home is it pond backing. \*\*\* Home is under construction and the photos used are from the same style home recently built, colors may vary To be complete by the end of December.

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Built in 2024

### Essential Information

MLS® #	E4443887
Price	\$635,247
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	2,185
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	96 Nerine 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

### 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	Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 23rd, 2025
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Days on Market 4

Zoning Zone 24

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Listing information last updated on June 26th, 2025 at 9:32pm MDT