

## \$395,000 - 52 Nevis Close, St. Albert

MLS® #E4453855

**\$395,000**

3 Bedroom, 2.50 Bathroom, 1,335 sqft

Single Family on 0.00 Acres

North Ridge, St. Albert, AB

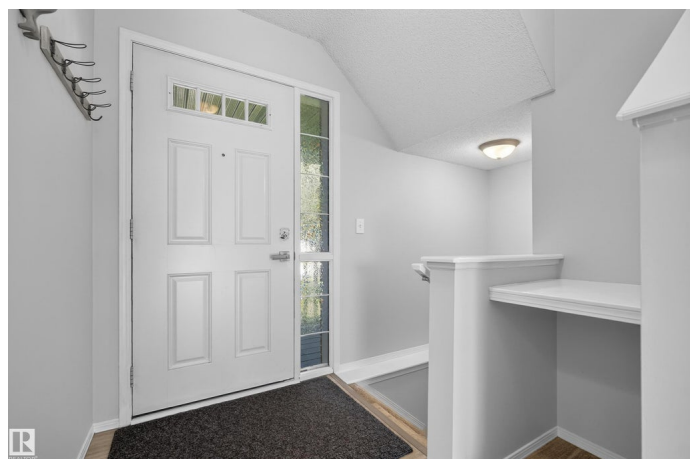
Bright, Fresh & Ready to Call Home in St. Albert's North Ridge! Welcome to one of St. Albert's most sought-after family communities, where walking trails, schools, and green spaces are right outside your door. This freshly updated half duplex shines with new vinyl and paint throughout, giving it a crisp, move-in-ready feel. From the charming front porch with its trendy door to the open-concept main floor, you'll feel the warmth instantly. The kitchen offers a great island for meal prep and casual dining, while the great room features a cozy corner gas fireplace: perfect for Alberta winters. Step out to your fully fenced backyard, backing a walking path, and enjoy unbeatable trails and parks just steps away. Upstairs you'll find a spacious primary retreat with a 4-piece ensuite and walk-in closet, plus two more bedrooms and a full bath. The basement is open for future development with roughed-in plumbing. With quick access to Ray Gibbon Drive and the Henday, plus St. Albert's renowned amenities, comfort, location and lifestyle.

Built in 2007

### Essential Information

MLS® # E4453855

Price \$395,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,335         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 52 Nevis Close |
| Area        | St. Albert     |
| Subdivision | North Ridge    |
| City        | St. Albert     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8N 0R7        |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Deck, No Smoking Home, Vinyl Windows |
| Parking   | Single Garage Attached               |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Fireplace         | Yes                                                                                                       |
| Fireplaces        | Insert                                                                                                    |
| Stories           | 2                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Unfinished                                                                                          |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                          |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground |

|              |                                  |
|--------------|----------------------------------|
|              | Nearby, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                 |
| Construction | Wood, Vinyl                      |
| Foundation   | Concrete Perimeter               |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 24           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 25th, 2025 at 4:32am MDT