

# \$439,998 - 47 Nouveau Drive, St. Albert

MLS® #E4416544

**\$439,998**

3 Bedroom, 2.50 Bathroom, 1,374 sqft  
Single Family on 0.00 Acres

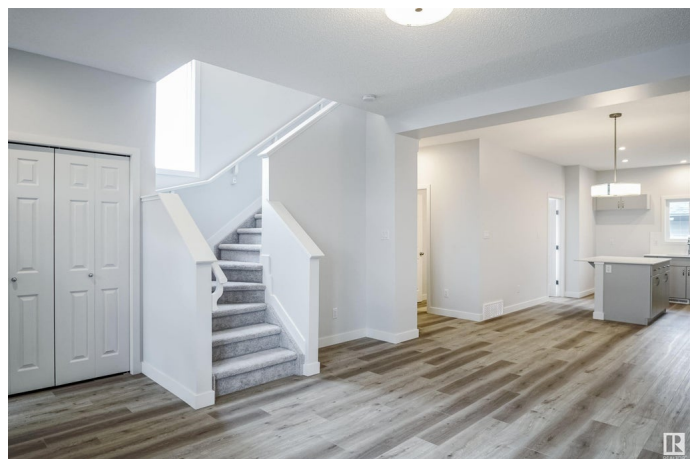
North Ridge, St. Albert, AB

Welcome to this brand unit row house unit the "Glenmore" Built by the award winning builder Pacesetter homes and is located in one of St Albert's newest communities of Nouveau. With over 1,370 square Feet, this opportunity is perfect for a young family or young couple. Your main floor is complete with upgrade luxury Vinyl plank flooring throughout the great room and the kitchen. Highlighted in your new kitchen are upgraded cabinets, upgraded counter tops and a tile back splash. Finishing off the main level is a 2 piece bathroom. The upper level has 3 bedrooms and 2 bathrooms. This home also comes completed with front and back landscaping and a double car garage. \*\*\* This home is under construction and will be complete by May of 2025 , the photos used are from the exact model that was just recently built a few doors down and colors may vary\*\*\*

Built in 2024

## Essential Information

MLS® #	E4416544
Price	\$439,998
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,374
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	47 Nouveau Drive
Area	St. Albert
Subdivision	North Ridge
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 7Z7

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached

### **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, Landscaped, 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 December 20th, 2024

Days on Market 84

Zoning Zone 24

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Listing information last updated on March 14th, 2025 at 12:32pm MDT