

## \$405,000 - 18 Nevis Close, St. Albert

MLS® #E4454308

**\$405,000**

2 Bedroom, 2.00 Bathroom, 1,075 sqft

Single Family on 0.00 Acres

North Ridge, St. Albert, AB

Charming, well cared for 1,075 sq. ft. half-duplex bungalow in desirable Northridge with NO CONDO or HOA fees! Nestled on a massive south-facing pie-shaped lot at the end of a cul-de-sac, this original-owner home is perfect for first-time buyers or those looking to downsize. The main floor boasts hardwood floors, vaulted ceilings in the living room, a cozy gas fireplace, and an open-concept kitchen with granite countertops and lots of cupboards. The dining area opens to a huge deck—ideal for entertaining or relaxing in privacy. Two bedrooms, two 4-piece baths and convenient main floor laundry complete the level. The basement is unspoiled and ready for your personal touch. Enjoy the single attached garage with an extra-wide driveway, plus a fully fenced, landscaped yard filled with mature trees and perennials. Prime location close to parks, walking paths, Ray Gibbon Drive, schools, and shopping. A rare opportunity in a fantastic neighborhood with much more to offer!

Built in 2007

### Essential Information

MLS® # E4454308

Price \$405,000

Bedrooms 2



|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,075         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 18 Nevis Close |
| Area        | St. Albert     |
| Subdivision | North Ridge    |
| City        | St. Albert     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8N 0R9        |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, Vaulted Ceiling, See Remarks |
| Parking   | Single Garage Attached             |

### Interior

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

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                    |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 24           |

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Listing information last updated on August 24th, 2025 at 3:17am MDT