

## \$699,000 - 48 Normandeau Crescent, St. Albert

MLS® #E4449357

**\$699,000**

3 Bedroom, 2.50 Bathroom, 1,266 sqft

Single Family on 0.00 Acres

North Ridge, St. Albert, AB

This beautifully maintained bungalow offers the perfect blend of comfort, and style. 3 bedrooms and 3 full bathrooms, this home is ideal for those looking to downsize or for families with older children. The main level features a spacious primary complete with a double sided cozy fireplace, walk-in closet, and a luxurious 5-pce ensuite. Open-concept kitchen designed to impress, w/ NEW! SS appliances, granite countertops, a central island with bar seating, and a charming breakfast nook. The adjacent living room offers a fireplace, creating a warm and inviting atmosphere for everyday living. Large finished basement provides the ultimate entertaining space, including another fireplace and ample room for gatherings. Outside, the low-maintenance yard is perfect for those who prefer less upkeep. Triple attached heated garage provides plenty of room for vehicles, storage, and hobbies. Located in a quiet and established neighborhood, this home checks all the boxes for comfort, convenience, and lifestyle.

Built in 2007

### Essential Information

MLS® # E4449357

Price \$699,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,266
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	48 Normandeau Crescent
Area	St. Albert
Subdivision	North Ridge
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 3C7

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck
Parking Spaces	7
Parking	Heated, Insulated, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Corner Lot, Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 24th, 2025
Days on Market	2
Zoning	Zone 24

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