

## \$729,900 - 174 North Ridge Drive, St. Albert

MLS® #E4447518

**\$729,900**

3 Bedroom, 2.50 Bathroom, 2,317 sqft

Single Family on 0.00 Acres

North Ridge, St. Albert, AB

This stunning former show home in North Ridge, St. Albert is packed with upgrades and pride of ownership. The main floor features hand-scraped hardwood, a flex room, and a chef's kitchen with granite counters, maple cabinets, S/S appliances, and a large island. The dining area with coffered ceiling leads to a spacious deck and private yard. The great room showcases a gas fireplace with ceramic feature wall and tons of natural light. Upstairs you'll find a vaulted bonus room with eye-catching shiplap and custom built-ins, upper laundry, two generous bedrooms, a 4pc bath, and a dreamy primary suite with 5pc ensuite. A/C and an oversized double garage round out this incredible home.

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447518  |
| Price          | \$729,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,317     |
| Acres          | 0.00      |
| Year Built     | 2012      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 174 North Ridge Drive |
| Area        | St. Albert            |
| Subdivision | North Ridge           |
| City        | St. Albert            |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8N 4C1               |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Vinyl Windows |
| Parking   | Double Garage Attached, Over Sized                  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer, Refrigerator, Stove-Electric, Washer - Energy Star |
| Heating           | Forced Air-1, Natural Gas                                 |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Corner Lot, Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter                                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 13th, 2025 |
| Days on Market | 6               |
| 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 July 19th, 2025 at 11:17am MDT