

## \$619,999 - 80 North Ridge Drive, St. Albert

MLS® #E4460530

**\$619,999**

3 Bedroom, 2.50 Bathroom, 2,304 sqft

Single Family on 0.00 Acres

North Ridge, St. Albert, AB

Welcome to this spacious 2 storey in desirable North Ridge, the perfect fit for a growing family! With over 2,300 sq ft, this home offers a massive kitchen with island and corner pantry, ideal for family meals and entertaining. The main floor features a formal dining room, home office with French doors, and a cozy living room with fireplace. Upstairs you will find a bright bonus room and three large bedrooms, each with a walk in closet, plus a convenient laundry room. The primary retreat includes a soaker tub and separate shower for relaxing at the end of the day. The untouched basement with big windows and rough in plumbing is ready for your future plans. Recent updates include newer shingles, fresh sod in front and back yards. The home has central air conditioning for summer comfort. Close to top schools, parks, trails, and shopping, this home is move in ready and waiting for your family to make it your own!

Built in 2006

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4460530  |
| Price      | \$619,999 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,304                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 80 North Ridge Drive |
| Area        | St. Albert           |
| Subdivision | North Ridge          |
| City        | St. Albert           |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8N 7M6              |

### Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Front Porch, No Animal Home, Parking-Extra, See Remarks |
| Parking Spaces | 4                                                                                               |
| Parking        | Double Garage Attached                                                                          |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                              |
| Fireplaces        | Insert                                                                                                                                                           |
| Stories           | 2                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                                                 |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                   |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Low |

Maintenance Landscape, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, See Remarks

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | J. J. Nearing Catholic     |
| Middle     | Vincent J Maloney Catholic |
| High       | Ecole Secondaire Sainte    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 11                |
| Zoning         | Zone 24           |

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Listing information last updated on October 12th, 2025 at 11:02pm MDT