

## \$695,000 - 89 Normandeau Crescent, St. Albert

MLS® #E4448778

**\$695,000**

3 Bedroom, 2.50 Bathroom, 1,419 sqft

Single Family on 0.00 Acres

North Ridge, St. Albert, AB

For more information, please click on "View Listing on Realtor Website". This fully finished, air-conditioned bungalow is in a great neighborhood near schools, transit, and just 7 minutes from shopping, restaurants, and a movie theatre on St. Albert Trail. Features include hardwood and tile floors, granite counters, 10' ceilings, large island, and open layout. Recently painted (including garage), with new carpet, and freshly stained deck and fence. Main floor includes an office, laundry, 2-pc bath, and a spacious primary bedroom with double shower, corner tub, and walk-in closet. Raised deck with gas BBQ hookup, wired for hot tub. Heated 20x36 garage fits 4 mid-sized vehicles. Finished basement offers media room, games area, 2 bedrooms, gas fireplace, and full bath. Newer high-efficiency hot water and furnace with humidifier. Low-maintenance yard with artificial turf, gazebo, mature landscaping, and two decks. Beautiful home!

Built in 2010

### Essential Information

MLS® #	E4448778
Price	\$695,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,419
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	89 Normandeau Crescent
Area	St. Albert
Subdivision	North Ridge
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 3V1

### **Amenities**

Amenities	Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Hot Water Natural Gas, Hot Wtr Tank-Energy Star, No Animal Home, No Smoking Home
Parking Spaces	6
Parking	Front Drive Access, Heated, Insulated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher - Energy Star, Dryer, Garage Opener, Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave, Refrigerator, Refrigerator-Energy Star, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Fresh Air, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stone, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 19th, 2025
Days on Market	8
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 27th, 2025 at 5:32am MDT