

## \$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 | 13              |
| Zoning         | Zone 24         |

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Listing information last updated on August 1st, 2025 at 5:02am MDT