

## \$445,000 - 9 Norelle Terrace, St. Albert

MLS® #E4440815

**\$445,000**

4 Bedroom, 2.50 Bathroom, 1,218 sqft

Single Family on 0.00 Acres

North Ridge, St. Albert, AB

Nestled in a serene neighborhood, this stunning half duplex truly stands out with its immaculate show-home condition. Spanning three beautifully finished levels, it boasts a double attached garage and an expansive deck that overlooks a surprisingly spacious backyard, perfect for family gatherings and outdoor activities. Inside, you'll find three generously sized bedrooms, complemented by the convenience of upstairs laundry. The open-concept main floor features elegant white kitchen cabinets, a striking island, and modern appliances that make cooking a delight. The professionally finished basement adds even more value, showcasing a comfortable bedroom with an en-suite bathroom, along with a cozy family room equipped with a kitchenette. Recent upgrades, including new light fixtures, toilets, and flooring, enhance the overall appeal, making this home a remarkable find for any family.

Built in 2009

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4440815  |
| Price      | \$445,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,218         |
| Acres          | 0.00          |
| Year Built     | 2009          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 9 Norelle Terrace |
| Area        | St. Albert        |
| Subdivision | North Ridge       |
| City        | St. Albert        |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8N 3V1           |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Carbon Monoxide Detectors, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior          | Wood, Vinyl                     |
| Exterior Features | Fenced, Landscaped, See Remarks |
| Roof              | Asphalt Shingles                |
| Construction      | Wood, Vinyl                     |
| Foundation        | Concrete Perimeter              |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | J.J. Nearing Catholic Elem |
| Middle     | Sturgeon Heights           |
| High       | Bellerose Composite High S |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 12             |
| Zoning         | Zone 24        |

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Listing information last updated on June 18th, 2025 at 5:32am MDT