

## **\$499,900 - 26 Napoleon Crescent, St. Albert**

MLS® #E4440394

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,410 sqft

Single Family on 0.00 Acres

North Ridge, St. Albert, AB

Welcome to this amazing 2 Storey Family Home with attached 2 Car Garage in North Ridge! This beautiful home features 3 bedrooms, 2 Full and 2 Half Baths, Open Concept Living Area with hardwood flooring, gas fireplace, Large Kitchen with Stainless Steel Appliances! Step out onto your large deck and enjoy your beautiful south facing back yard with fire pit! Upstairs there is a large Primary Bedroom with 4 Piece Bath, 2 large bedrooms and another 4 piece bath. The basement living area is finished tastefully with laminate flooring and could either be used as a large bedroom or further living room with adjacent 2 piece bath (awaiting the development of your preference of either a tub/shower). The best part is this home is steps to Napoleon Park (small rink/playground/dog park), Dixons Pond and great schools! Quick access to Ray Gibbon and the best St. Albert Trail System!

Built in 2007

### **Essential Information**

MLS® #	E4440394
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	2
Square Footage	1,410
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	26 Napoleon Crescent
Area	St. Albert
Subdivision	North Ridge
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1C6

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Hot Water Natural Gas
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, See Remarks

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary                JJ Nearing/Muriel Martin

**Additional Information**

Date Listed                June 4th, 2025

Days on Market        11

Zoning                    Zone 24

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