

## \$540,000 - 39 Newgate Way, St. Albert

MLS® #E4463987

**\$540,000**

3 Bedroom, 2.50 Bathroom, 1,790 sqft

Single Family on 0.00 Acres

North Ridge, St. Albert, AB

Welcome to this warm and inviting 2-storey home in family-friendly Northridge. The fantastic layout offers hardwood floors throughout the living room, kitchen, and dining nook, highlighted by a cozy gas fireplace, pot lighting, and 9'™ ceilings. The island kitchen features granite counters, a corner pantry, and a new dishwasher, with access to a spacious deck—perfect for summer BBQs. Main floor laundry and a fully finished garage add convenience. Huge bonus room provides separation from bedrooms and is ideal for family movie nights, surrounded by tons of natural light. There are two comfortable secondary bedrooms and a full bath. The private primary suite boasts a walk-in closet and a 4-piece ensuite with a relaxing spa tub and separate shower. Great basement layout for future development. Complete with air conditioning, this home exudes comfort and functionality in one of St. Albert's™ most desirable neighborhoods with access to playgrounds, walking trails, commuter roads, top rated schools and shopping.

Built in 2011

### Essential Information

MLS® # E4463987

Price \$540,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,790                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 39 Newgate Way |
| Area        | St. Albert     |
| Subdivision | North Ridge    |
| City        | St. Albert     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8N 4C5        |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, No Smoking Home, Vinyl Windows, HRV System |
| Parking   | Double Garage Attached                                            |

### Interior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                      |
| Fireplaces        | Glass Door, Mantel, Tile Surround                                                                                                                                        |
| Stories           | 2                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                                                                         |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Brick, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                                     |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Sturgeon & JJ Nearing |
| Middle     | WD Cutts              |
| High       | Bellerose Composite   |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 30th, 2025 |
| Zoning      | Zone 24            |

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Listing information last updated on October 30th, 2025 at 8:47pm MDT