# \$824,900 - 34 Cannes Cove, St. Albert

MLS® #E4461162

#### \$824,900

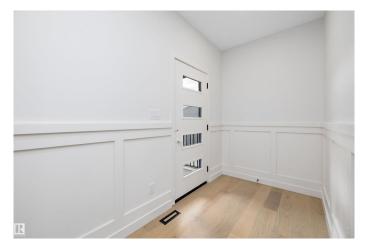
3 Bedroom, 2.50 Bathroom, 2,395 sqft Single Family on 0.00 Acres

Chérot, St. Albert, AB

Location, Location! Welcome to this brand new WALKOUT BACKING ON TO THE POND, almost 2400 SQFT 2 storey New Castle 1B model by award winning Blackstone Homes in Chérot St. Albert. This home won the best home with BILD 2023. Upon entering, you will be welcomed by nice fover leading to a much needed den, mudroom with built ins & walk through pantry leading to chef dream kitchen offering built in appliances with fridge/freezer combo & huge island. Dining area with wet bar. Great room offers 18 feet open to below ceiling with linear fireplace finished with wood/tile & 3D ceiling. The 2nd floor offers 3 good size bedrooms, 2 baths, bonus room. Master bedroom is huge with beautiful spa like ensuite offering double sinks, shower & freestanding tub, huge WIC. Other features -9' main/basement ceiling, MDF shelving, Maple railing, Black plumbing/Lighting fixtures, upgraded quartz, rear deck and New Home Warranty. Great location - Easy access to Ray Gibbons Dr., close to shopping & playground







Built in 2025

### **Essential Information**

MLS® # E4461162 Price \$824,900 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,395

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 34 Cannes Cove

Area St. Albert
Subdivision Chérot
City St. Albert
County ALBERTA

Province AB

Postal Code T8T 2C6

#### **Amenities**

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, No

Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows,

Walkout Basement, Wet Bar, HRV System, 9 ft. Basement Ceiling

Parking Double Garage Attached

Is Waterfront Yes

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes
Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Asphalt, Stone, Vinyl

Exterior Features No Back Lane, Not Fenced, Not Landscaped, Picnic Area, Playground

Nearby, Schools, Shopping Nearby, Stream/Pond, See Remarks

Roof Asphalt Shingles

Construction Wood, Asphalt, Stone, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed October 7th, 2025

Days on Market 25

Zoning Zone 24 HOA Fees Freq. Annually

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Listing information last updated on November 1st, 2025 at 12:47am MDT