

## \$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

ChÃ©rot, St. Albert, AB

Location, 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 ChÃ©rot St. Albert. This home won the best home with BILD 2023. Upon entering, you will be welcomed by nice foyer 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 | ChÃ©rot        |
| 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 | 24                |
| Zoning         | Zone 24           |
| HOA Fees Freq. | Annually          |

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Listing information last updated on October 31st, 2025 at 4:02am MDT