

Courtesy Of Chris K Karampelas Of MaxWell Polaris

## \$899,900 - 24 Cannes Cove, St. Albert

MLS® #E4428462

**\$899,900**

3 Bedroom, 2.50 Bathroom, 2,445 sqft

Single Family on 0.00 Acres

Cherot, St. Albert, AB

Quick Possession! Introducing the Vanta30 built by Award Winning Justin Gray Homes in our all new French Country professionally designed colour palette. Own a stunning POND BACKING WALKOUT with hardie/vinyl exterior located in Cherot, close to future schools/rec center. With 2445 sqft of living space this home is filled with top level craftsmanship. Swoon at breathtaking open to below greatroom, 9ft ceilings/8ft doors on the main floor, luxurious HARDWOOD flooring, and an inviting GAS FIREPLACE. The main floor DEN with grand double doors makes a perfect home office. Plenty of storage in the mudroom w/BUILT-IN MDF SHELVING just past the 22x24x32 OVERSIZED DBL GARAGE. Through Justin Gray's ICONIC ARCHWAYS, step into your WALK-THRU BUTLER'S PANTRY leading into the awe-inspiring chef style kitchen w/huge quartz island. Upstairs, find 3 bedrooms including a primary bedroom showcasing VAULTED ceilings, with 5PC SPA-LIKE ENSUITE and a massive WIC. Enjoy the view of the back pond on your 10x16ft UPPER DECK.



Built in 2024

### Essential Information

MLS® # E4428462

Price \$899,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,445
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	24 Cannes Cove
Area	St. Albert
Subdivision	Cherot
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8T 2C6

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Tankless, Insulation-Upgraded, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, Walkout Basement, See Remarks, Green Building, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl, Hardie Board Siding
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 1st, 2025

Days on Market 3

Zoning Zone 24

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 9:33am MDT