

## \$824,900 - 22 Cannes Cove, St. Albert

MLS® #E4460232

**\$824,900**

3 Bedroom, 2.50 Bathroom, 2,381 sqft

Single Family on 0.00 Acres

Cherot, St. Albert, AB

Welcome to this beautiful WALKOUT 2381 SQFT award winning OXFORD model by BLACKSTONE HOMES in Cherot, in St. Albert offering the exceptional architectural & magnificent PARIS Playground making this neighbourhood unique. This model won the best home with BILD awards 2024. As you enter, you will be impressed by the huge foyer, main floor den, dining room with bar, great room offering open to below high ceiling with coffered ceiling, linear fireplace with stone wall, chef's dream kitchen with up to the ceiling & soft closing cabinets with huge island & much needed mudroom with built ins and bench. On the 2nd floor you will find 3 bedrooms, 2 baths, laundry room, bonus room with fireplace & overlooking the great room. Master bedroom offers luxury ensuite with double sink, frameless upgraded shower, tub and huge WIC. Other features - 9' main/basement ceiling, upgrade quartz , MDF Shelving, black plumbing & fixtures, Built in appliances in Kitchen, New Home Warranty. Close to all amenities and Ray Gibbons dr.



Built in 2025

### Essential Information

MLS® # E4460232

Price \$824,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,381                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 22 Cannes Cove |
| Area        | St. Albert     |
| Subdivision | ChÃ©rot        |
| City        | St. Albert     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8T 2C6        |

### Amenities

|           |                                                                                                                                                                                   |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Bar, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Walkout Basement, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                                                                            |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                               |
| Fireplace         | Yes                                                                                                                                     |
| Fireplaces        | Insert                                                                                                                                  |
| Stories           | 2                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | See Remarks, Unfinished                                                                                                                 |

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                       |
| Exterior Features | No Back Lane, Not Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                         |
| Construction      | Wood, Stone, Vinyl                                                                                       |
| Foundation        | Concrete Perimeter                                                                                       |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 24           |
| HOA Fees Freq. | Annually          |

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Listing information last updated on October 5th, 2025 at 6:17pm MDT