

\$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	28
Zoning	Zone 24
HOA Fees Freq.	Annually

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