

## \$844,900 - 22 Cannes Cove, St. Albert

MLS® #E4446315

**\$844,900**

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® # E4446315

Price \$844,900

|                |                        |
|----------------|------------------------|
| 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, Detectors Smoke, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                                                |
| Parking        | Double Garage Attached                                                                                                                                                           |
| Is Waterfront  | Yes                                                                                                                                                                              |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, 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          | Full, Unfinished                                                                                                         |

**Exterior**

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                         |
| Exterior Features | Backs Onto Lake, No Back Lane, Not Fenced, Not Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Shopping Nearby, View Lake |
| Roof              | Asphalt Shingles                                                                                                                    |
| Construction      | Wood, Vinyl                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                                  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 45             |
| Zoning         | Zone 24        |
| HOA Fees Freq. | Annually       |

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 August 21st, 2025 at 7:47am MDT