

## \$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	18
Zoning	Zone 24
HOA Fees Freq.	Annually

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Listing information last updated on July 25th, 2025 at 2:02pm MDT