

\$664,900 - 38 Cannes Cove, St. Albert

MLS® #E4452246

\$664,900

4 Bedroom, 2.50 Bathroom, 2,179 sqft

Single Family on 0.00 Acres

Cherot, St. Albert, AB

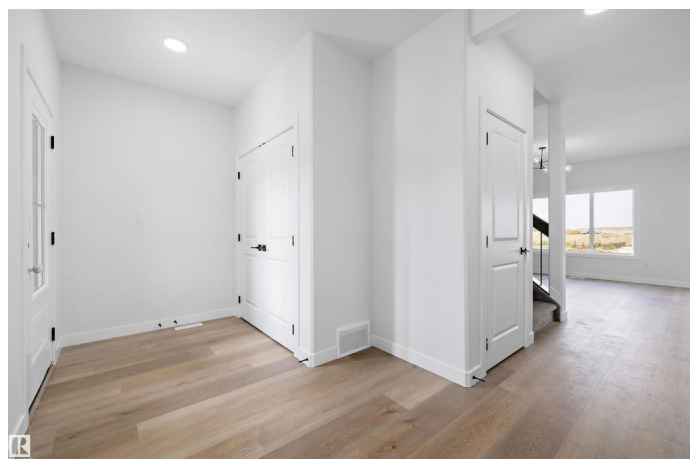
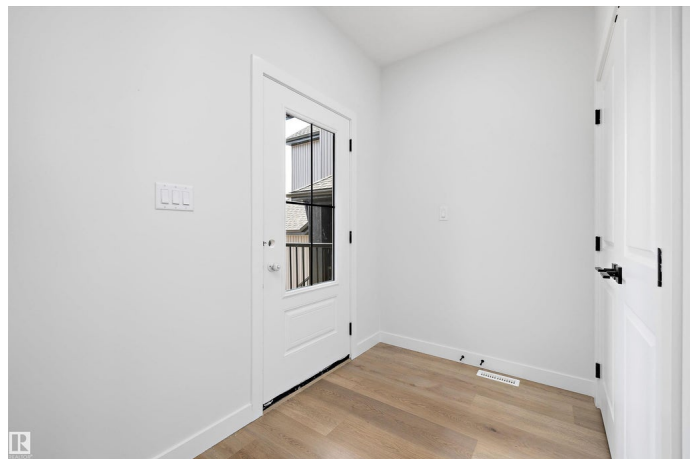
Welcome to this brand new 2179 SQFT, Lancaster II Model by award winning builder Blackstone Homes in upscale community of Cherot. The exceptional architectural & magnificent PARIS theme Playground makes this neighbourhood unique. As you enter, will be welcomed by nice foyer leading to a main floor bedroom perfect for work from home days/guest room, mudroom with built ins, walk through pantry leading to beautiful kitchen. Great room offers linear fireplace with feature wall, large kitchen & dining area with coffered ceiling. The 2nd floor offers 3 big size bedrooms, 2 full baths, bonus room & laundry room. Master bedroom is huge with beautiful spa like ensuite offering 2 sinks, shower & freestanding tub, huge WIC with access to the laundry room. Other features-9' main/basement ceiling, maple railing, feature walls, MDF shelving, black plumbing, electrical, Upto the ceiling soft closing cabinets, upgraded quartz, New Home Warranty, great location - backing pond and close to park/Ray Gibbons/shopping.

Built in 2025

Essential Information

MLS® # E4452246

Price \$664,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,179
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	38 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., Closet Organizers, No Animal Home, No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, 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, Stone, Vinyl
----------	--------------------

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

Additional Information

Date Listed	August 8th, 2025
Days on Market	73
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 October 20th, 2025 at 2:32am MDT