

## \$639,900 - 33 Cannes Cove, St. Albert

MLS® #E4425140

### \$639,900

3 Bedroom, 2.50 Bathroom, 2,296 sqft

Single Family on 0.00 Acres

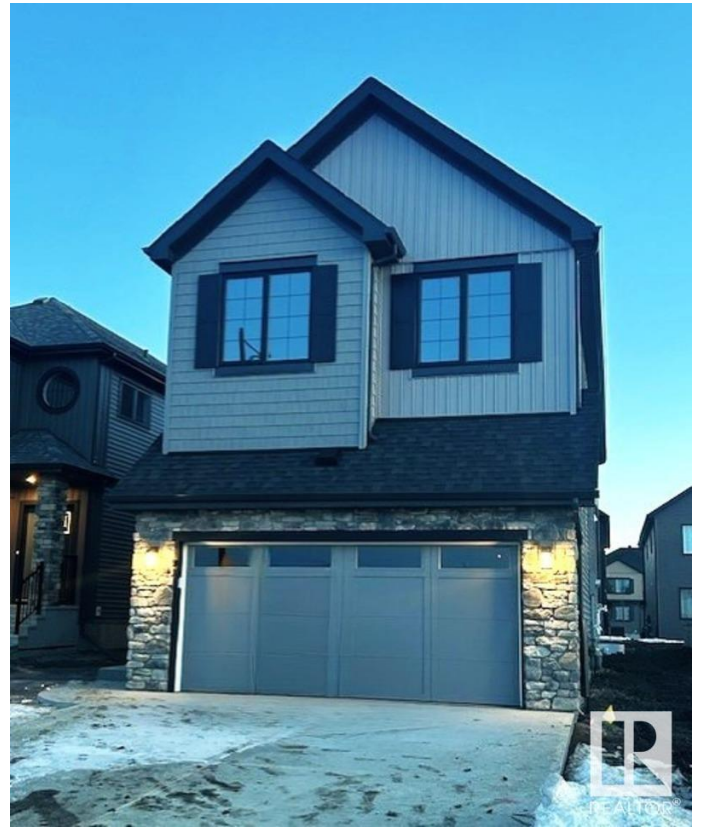
Cherot, St. Albert, AB

An open-to-above home by Bedrock Homes. Designer kitchen with oversized island, 41" soft close upper cabinets & drawers. 1 1/4" quartz throughout kitchen & bathrooms. Main floor flex room can be used as a den/library/craft room. Mudroom with MDF organizers, including a bench, shelves, hooks, & cubbies. Full railing throughout creates an open feeling from the main floor to upper level. Linear electric fireplace in the great room. Walk-through pantry with white melamine shelving. Grand primary bedroom with 5-piece spa-like ensuite which includes dual sinks, a soaker tub & fully tiled shower. Large second floor laundry room. Splatter coated ceilings on main & second level. Swinging closet doors throughout. Painted basement floor & stairs. Includes modern smart home technology system (Smart Home Hub), Ecobee thermostat, camera / video doorbell & Weiser Halo Wi-Fi Smart keyless lock with touch screen. Energy efficient.

Built in 2024

### Essential Information

MLS® #	E4425140
Price	\$639,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,296
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	33 Cannes Cove
Area	St. Albert
Subdivision	Cherot
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8T 2C6

### **Amenities**

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	See Remarks
Exterior Features	Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	See Remarks
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 11th, 2025

Days on Market 3

Zoning Zone 24

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Listing information last updated on March 14th, 2025 at 9:02am MDT