

## \$619,900 - 33 Cannes Cove, St. Albert

MLS® #E4425140

**\$619,900**

3 Bedroom, 2.50 Bathroom, 2,296 sqft

Single Family on 0.00 Acres

Cherot, St. Albert, AB

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 features include triple pane windows etc

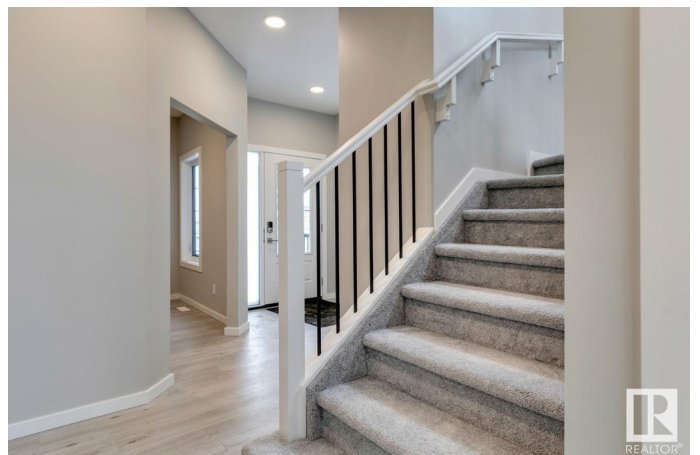
Built in 2024

### Essential Information

MLS® # E4425140

Price \$619,900

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	40
Zoning	Zone 24

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 April 20th, 2025 at 9:02pm MDT