

\$839,900 - 32 Cannes Cove, St. Albert

MLS® #E4452245

\$839,900

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, chef's dream kitchen offering fridge/freezer combo, up to the ceiling, soft closing cabinets with huge island, built in appliances, much needed mudroom with built ins & 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 & huge WIC. Other features - 9' main/basement ceiling, upgrade quartz , MDF Shelving, black plumbing & fixtures, New Home Warranty. Close to all amenities & Ray Gibbons DR.



Built in 2025

Essential Information

MLS® # E4452245

Price \$839,900

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	32 Cannes Cove
Area	St. Albert
Subdivision	ChÃ©rot
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8T 2C6

Amenities

Amenities	Bar, Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Vinyl Windows, Walkout Basement, Wet Bar, 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, Stone, Vinyl
Exterior Features	Backs Onto Lake, No Back Lane, Not Fenced, Not Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 8th, 2025
Days on Market	29
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 September 6th, 2025 at 7:17pm MDT