

## \$754,900 - 28 Cannes Cove, St. Albert

MLS® #E4446740

**\$754,900**

2 Bedroom, 2.00 Bathroom, 1,504 sqft

Single Family on 0.00 Acres

Cherot, St. Albert, AB

Welcome to this beautiful WALKOUT 1504 Sq.ft award winning Coventry Bungalow built by Blackstone Homes in Cherot St. Albert. The exceptional architectural & magnificent PARIS Playground makes this neighbourhood unique. This home has won the best home with Canadian Home Building Association. Upon entering you will be impressed by the huge foyer with wainscoting. Built in beautiful chef's dream kitchen offering up to the ceiling cabinets huge island open to dining room with beautiful coffered ceilings. Great room with vaulted ceilings & Linear fireplace with up to the ceiling tiles. On the main floor you will find huge Master bedroom with beautiful ensuite - stand alone tub, double sinks shower & 10MM frameless glass, Mudroom with bench, built ins & laundry. Other features - MDF shelving, walkout deck with metal railing, feature wall, engineered hardwood, black plumbing and fixtures, maple railing, quartz countertops, 9' main & basement ceilings & Alberta New home warranty. Close to park and Ray Gibbons Dr



Built in 2025

### Essential Information

MLS® # E4446740

Price \$754,900

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,504
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	28 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, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Walkout Basement, 9 ft. Basement Ceiling
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

**Additional Information**

Date Listed	July 9th, 2025
Days on Market	4
Zoning	Zone 24
HOA Fees Freq.	Annually

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