

## \$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 |
|----------|--------------------|

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 | 31             |
| 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 August 9th, 2025 at 8:17pm MDT