

## \$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

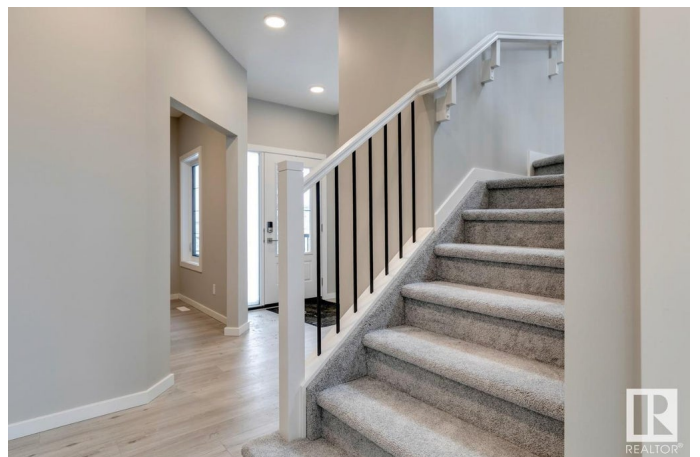
Built in 2024

### 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

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