

## \$629,900 - 27 Cannes Cove, St. Albert

MLS® #E4416896

**\$629,900**

3 Bedroom, 2.50 Bathroom, 2,456 sqft

Single Family on 0.00 Acres

Cherot, St. Albert, AB

**REDUCED!** Quick possession. Light and sunny. Semi open to below. A beautiful 3-bedroom, 2.5-bathroom two-story home with a double attached garage. The exterior features black wrap windows and a rustic brick garage and entrance. Inside, a versatile main floor flex room with barn doors offers space for an office, playroom, or cozy retreat. The open staircase with full spindle railing and coffered ceilings adds elegance, while upgraded quartz countertops enhance the kitchen. Relax in the great room with an electric fire and ice linear fireplace, featuring timer and color control. Upstairs, a large laundry room with shelves and quartz countertop adds convenience. The luxurious 4-piece ensuite includes a fully tiled shower and soaker tub, while the main bathroom features a fully tiled bathtub. Modern chandeliers in the foyer, dining area, and staircase add sophistication, complemented by smart home technology. Photos are representative.

Built in 2024

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4416896  |
| Price     | \$629,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,456                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 27 Cannes Cove |
| Area        | St. Albert     |
| Subdivision | Cherot         |
| City        | St. Albert     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8T 2C6        |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, See Remarks   |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, See Remarks   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      January 2nd, 2025

Days on Market                115

Zoning                            Zone 24

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Listing information last updated on April 27th, 2025 at 2:17pm MDT