

## \$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                107

Zoning                            Zone 24

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 April 19th, 2025 at 4:47am MDT