

## \$629,900 - 25 Cannes Cove, St. Albert

MLS® #E4425131

**\$629,900**

3 Bedroom, 2.50 Bathroom, 2,386 sqft

Single Family on 0.00 Acres

Cherot, St. Albert, AB

Open-to-above home by Bedrock Homes. Designer kitchen with oversized island. Main floor flex room. Mudroom with MDF organizers, a bench, shelves, hooks, & cubbies. Full railing throughout creates an open feeling. 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, Low-E, argon gas filled, Energy Star rated windows, heat recovery ventilator, 96.5% efficient & direct vented furnace, & Bedrock's Hotbox system. Visit Builder website for more info!

Built in 2025

### Essential Information

MLS® # E4425131

Price \$629,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,386                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 25 Cannes Cove |
| Area        | St. Albert     |
| Subdivision | Cherot         |
| City        | St. Albert     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8T 2C6        |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | 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 |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone   |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 39               |
| Zoning         | Zone 24          |

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Listing information last updated on April 19th, 2025 at 5:47pm MDT