

# \$649,900 - 23 Cannes Cove, St. Albert

MLS® #E4425136

## \$649,900

4 Bedroom, 3.00 Bathroom, 2,486 sqft  
Single Family on 0.00 Acres

Cherot, St. Albert, AB

The Callie is an award-winning design with French Farmhouse elevation with rustic stone exterior & black wrap windows. Main floor bedroom & bathroom. Mudroom with organizers & MDF shelving. Open kitchen, living room & dining area on the main floor. Large bonus room with four oversized windows. Primary bedroom with 4-piece ensuite & private water closet. Linear electric fireplace in the great room. Upstairs laundry with shelves, folding table, & window. Round porthole, Victorian-style window in bedroom #3. All closets have double doors. Upgraded quartz throughout. Splatter textured ceilings throughout. Soft close cabinet doors & drawers throughout, & 41' upper cabinets in the kitchen. Smart home technology, Ecobee thermostat, video doorbell & Weiser Halo Wi-Fi Smart keyless lock with touch screen. Energy efficient features triple pane, Low-E Energy Star rated windows direct vented furnace, & Bedrockâ€™s â€œHotboxâ€• system.



Built in 2025

### Essential Information

MLS® #	E4425136
Price	\$649,900
Bedrooms	4
Bathrooms	3.00

Full Baths	3
Square Footage	2,486
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	23 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, Stucco
Exterior Features	Park/Reserve, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            March 11th, 2025  
Days on Market      2  
Zoning                Zone 24

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