

# \$939,900 - 30 Cannes Cove, St. Albert

MLS® #E4428067

**\$939,900**

3 Bedroom, 2.50 Bathroom, 2,400 sqft

Single Family on 0.00 Acres

Avenir, St. Albert, AB

Introducing the Nova by award winning builder Justin Gray Homes, showcasing the professionally designed Modern Farmhouse palette. This POND-BACKING WALKOUT sits on a spacious 32â€™™ pocket lot in Cherot - 2025â€™™s Best New Community, near future schools & a rec center. With 2400 sqft of expertly crafted living space, this home stuns w/a 9â€™™ main floor, grand open to above great room, & luxurious hardwood flooring. A spacious foyer leads past a den w/double doors, 1/2 bath, & mudroom w/BUILT-IN MDF SHELVING & large broom closet. Through Justin Grayâ€™™s ICONIC ARCHWAYS, step into a WALK-THRU PANTRY & chef-inspired kitchen w/ premium dove-tailed cabinetry & a grand CARRARA QUARTZ island. Upstairs, find 3 bdrms, 2 baths, a bonus rm, & convenient laundry. The primary retreat features a wainscoted feature wall, VAULTED ceilings, massive WIC & 5PC SPA-LIKE ENSUITE w/soaker tub & water closet. Enjoy your OVERSIZED dbl garage, & over \$51K in upgrades! Estimated completion: July 2025. Photos from a similar palette.



Built in 2025

## Essential Information

MLS® # E4428067

Price \$939,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,400
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	30 Cannes Cove
Area	St. Albert
Subdivision	Avenir
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8T 2C6

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Tankless, Insulation-Upgraded, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Walkout Basement, See Remarks, HRV System, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl, Hardie Board Siding
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 28th, 2025

Days on Market 7

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 4th, 2025 at 4:02am MDT