

\$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 6

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 3rd, 2025 at 2:32pm MDT