

\$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 SHELVEING & 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 | 22 |
| Zoning | Zone 24 |

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Listing information last updated on April 19th, 2025 at 1:17pm MDT