

# \$479,900 - 44 Chambery Crescent, St. Albert

MLS® #E4418229

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,594 sqft  
Single Family on 0.00 Acres

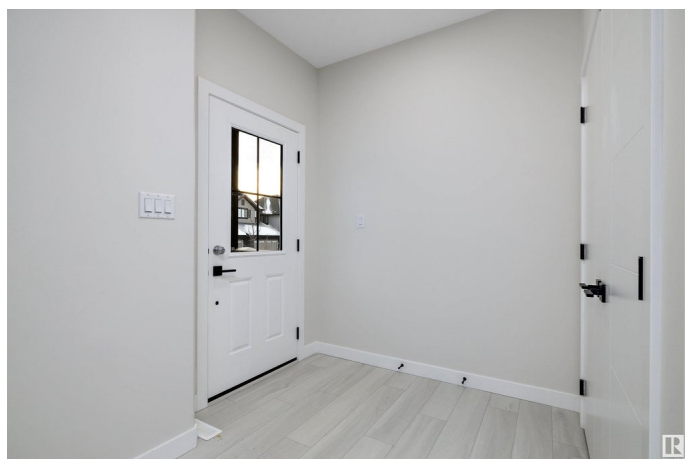
Cherot, St. Albert, AB

Welcome to this brand new 1594 SQFT Leeds model by award winning builder Blackstone Homes in the upscale neighbourhood of Cherot. The exceptional architectural & magnificent PARIS Playground makes this neighbourhood unique. Upon entering, you will be welcomed by spacious foyer with great room, dining room with coffered ceiling, beautiful kitchen offering ample cabinets with up to the ceiling soft closing cabinets. Great room offers linear fireplace w/ feature wall. The 2nd floor offers 3 large bedrooms, 2 full baths, bonus room & laundry. Master bedroom is with beautiful en-suite & good size walk-in closet. Other features - Black exterior Windows, Separate entrance, 9' main & basement ceiling, coffered ceiling, Black plumbing & finishing, upgraded quartz, MDF shelving throughout, All appliances included & New Home Warranty. Great location close to Ray Gibbons Drive, park & all amenities.

Built in 2024

## Essential Information

MLS® #	E4418229
Price	\$479,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,594
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	44 Chambery Crescent
Area	St. Albert
Subdivision	Cherot
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8T 2C5

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Not Fenced, Not Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed January 16th, 2025  
Days on Market 56  
Zoning Zone 24  
HOA Fees Freq. Annually

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Listing information last updated on March 12th, 2025 at 11:47pm MDT