

## \$547,500 - 31 Chartres Close, St. Albert

MLS® #E4439650

**\$547,500**

3 Bedroom, 2.50 Bathroom, 1,671 sqft

Single Family on 0.00 Acres

Cherot, St. Albert, AB

**GREENSPACE BACKING!** Experience the best in the community of Cherot, connected to trails and nature. This stunning 3 bedroom, 2.5 bathroom duplex home offers 9' ceilings and an open concept main floor with half bath, designed for entertaining and comfort. The kitchen features upgraded cabinets, pantry, convenient waterline to fridge and gas line to stove. The upper floor features a flex area, convenient laundry room, full 4-piece bathroom and 3 large bedrooms. The master is a true oasis with walk-in closet and ensuite. Other highlights of this amazing home include a separate side entrance, legal suite rough in's, **FULL LANDSCAPING**, a double attached garage, \$3,000 appliance allowance, gas line to rear deck, unfinished basement with painted floor, high efficiency furnace, and triple pane windows. Buy with confidence. Built by Rohit. **UNDER CONSTRUCTION**. Photos may differ from actual property. Appliances/shower wand washers not included. No railing.

Built in 2025

### Essential Information

MLS® #	E4439650
Price	\$547,500
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,671
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	31 Chartres Close
Area	St. Albert
Subdivision	ChÃ©rot
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8T 2C9

### Amenities

Amenities	Ceiling 9 ft., See Remarks, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, Playground Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 27th, 2025

Days on Market 9

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 June 5th, 2025 at 11:03am MDT