

## \$739,900 - 1 Cloutier Close, St. Albert

MLS® #E4439347

**\$739,900**

3 Bedroom, 2.50 Bathroom, 2,088 sqft

Single Family on 0.00 Acres

Cherot, St. Albert, AB

Introducing "The Abbey" by Justin Gray Homes! Situated on a CORNER LOT in the INCREASINGLY POPULAR COMMUNITY OF CHEROT. Boasting 2,088sqft of unparalleled craftsmanship. Step into your GRAND foyer leading to a spacious DEN perfect for a home office. The OVERSIZED dbl garage and stylish 2pc pwr room are just around the corner. The WALK-THRU PANTRY features arched walkways & CUSTOM cabinetry, complementing the kitchen's 5-piece shaker style cabinets & WOODEN SOFT CLOSE DOVE-TAILED drawers. Entertain with ease around the inviting kitchen island with QUARTZ countertops. The main level boasts large windows & a cozy GAS fireplace, creating a bright & inviting living space. Upstairs, discover a BONUS ROOM, LAUNDRY, 2 beds with HUGE windows, and a luxurious primary. The primary offers a VAULTED ceiling, bedside sconces, a 5PC SPA-LIKE ENSUITE, and a WIC with MDF shelving. Enjoy high-efficiency living w/ SOLAR ROUGH-INS, hot water on demand & triple-pane windows. Photos of similar model, finishes/layout may vary.



Built in 2025

### Essential Information

MLS® #

E4439347

Price	\$739,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,088
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1 Cloutier Close
Area	St. Albert
Subdivision	ChÃ©rot
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8T 2C9

### Amenities

Amenities	Off Street Parking, On Street Parking, Ceiling 9 ft., Closet Organizers, Insulation-Upgraded, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Cul-De-Sac, Golf Nearby, No Back Lane, Playground

	Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	65
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 August 2nd, 2025 at 2:02am MDT