

## \$489,900 - 46 Chambery Crescent, St. Albert

MLS® #E4418233

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,711 sqft  
Single Family on 0.00 Acres

Cherot, St. Albert, AB

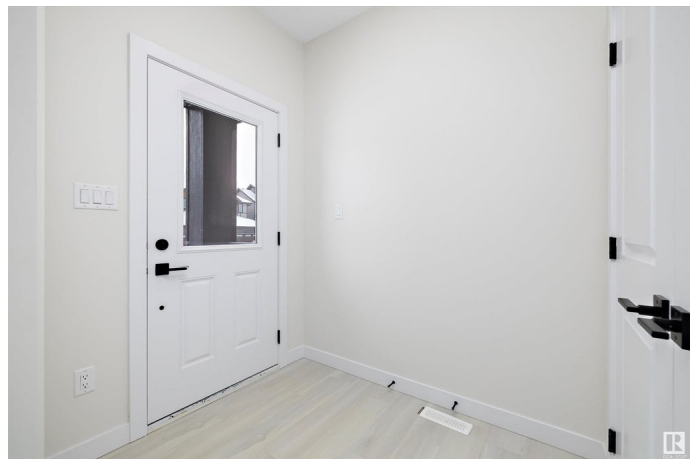
Welcome to this brand new 1711 SQFT Birmingham model by award winning builder Blackstone Homes in Cherot in St. Albert. This home has been nominated as best home in BILD awards 2024. The exceptional architectural & magnificent PARIS Playground makes this neighbourhood unique. Upon entry, you will be welcomed by spacious foyer with huge great room, dining room with coffered ceiling, beautiful kitchen offering up to the ceiling soft closing cabinets. Great room offers linear fireplace w/ feature wall, The 2nd floor offers 3 large bedrooms, 2 baths, bonus room & laundry. Master bedroom is huge with beautiful en-suite & good size closet. Other upgrades - Separate entrance, rear deck. black exterior windows, 9' main/basement ceiling, MDF shelving, black electrical & plumbing fixtures, feature wall in master, upgraded quartz throughout, appliance package & New Home Warranty. Great location-close to Ray Gibbons Dr, park and amenities. Pictures are from the show home, some features/options will be different.

Built in 2024

### Essential Information

MLS® # E4418233

Price \$489,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,711                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 46 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, Detectors Smoke, 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, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| 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 | 57                 |
| Zoning         | Zone 24            |
| HOA Fees Freq. | Annually           |

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Listing information last updated on March 14th, 2025 at 10:47am MDT