

## \$527,500 - 31 Chartres Close, St. Albert

MLS® #E4439650

**\$527,500**

3 Bedroom, 2.50 Bathroom, 1,671 sqft

Single Family on 0.00 Acres

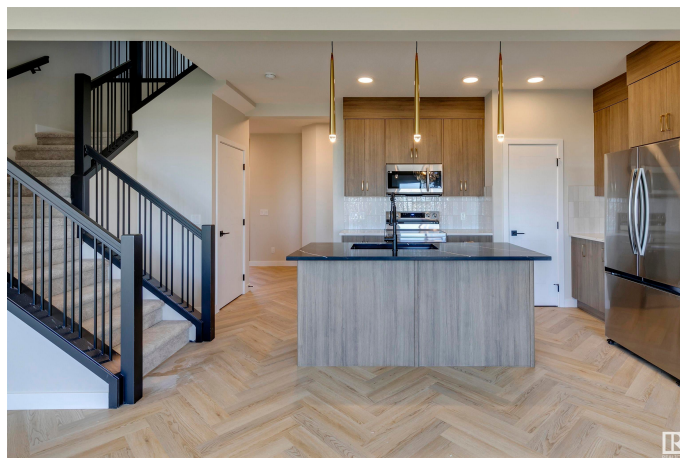
Cherot, St. Albert, AB

**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     | \$527,500 |
| 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 70

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 5th, 2025 at 7:47pm MDT