

## **\$523,000 - 8 Chambery Crescent, St. Albert**

MLS® #E4435558

**\$523,000**

3 Bedroom, 2.50 Bathroom, 1,631 sqft

Single Family on 0.00 Acres

Avenir, St. Albert, AB

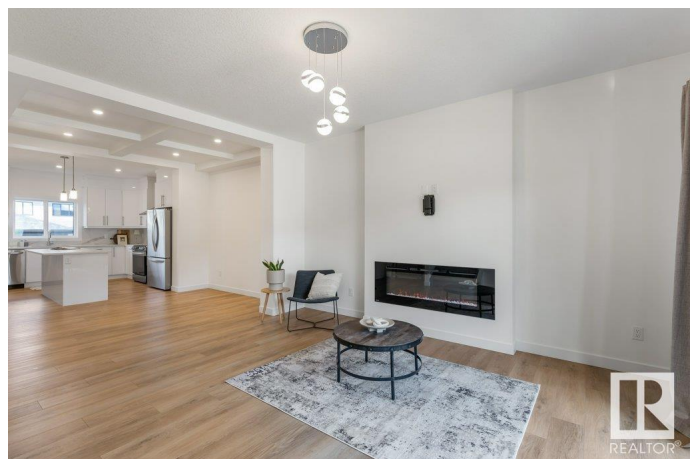
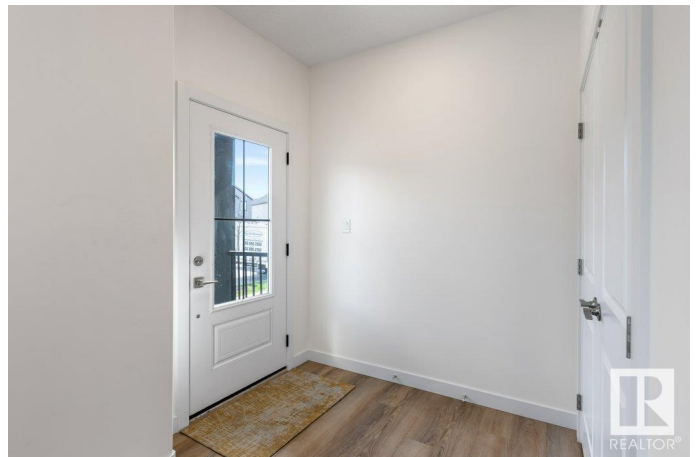
Welcome to St Albert's newest community-CHEROT! Better than new & offering incredible VALUE, this beautifully designed 1,630 sq ft two-storey features 3 bedrms, an upper bonus rm & stunning finishes throughout. The chefâ€™s kitchen is a true SHOWSTOPPER, complete with a lg island, quartz countertops, SS appliances, pantry, & an abundance of cupboard space. The open-concept main floor includes a dining area with a coffered ceiling, bright living rm with electric F/P, vinyl flooring, a 2-piece bath & functional rear entrance with bench & storage nook. Upstairs, youâ€™ll find a spacious bonus rm, convenient laundry, 4 pc bath & 3 bedrms. The primary suite boasts a W/I closet & a stylish 3-piece ensuite. The unfinished basement with a SEPARATE SIDE ENTRANCE is ready for your personal touch. Outside, enjoy a fully fenced and landscaped yard & DOUBLE detached garage. NEW home warranty! Cherot features playgrounds, parks, ponds, trails & will be home to the new rec centre & school!

Built in 2023

### **Essential Information**

MLS® # E4435558

Price \$523,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,631
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8 Chambery Crescent
Area	St. Albert
Subdivision	Avenir
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8T 2C1

### Amenities

Amenities	Deck, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows, See Remarks
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	4
Zoning	Zone 24

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Listing information last updated on May 14th, 2025 at 8:32am MDT