

Courtesy Of George M Fahmy and Bin Chen Of Mozaic Realty Group

## \$524,900 - 23 Chartres Close, St. Albert

MLS® #E4421517

**\$524,900**

3 Bedroom, 2.50 Bathroom, 1,671 sqft  
Single Family on 0.00 Acres

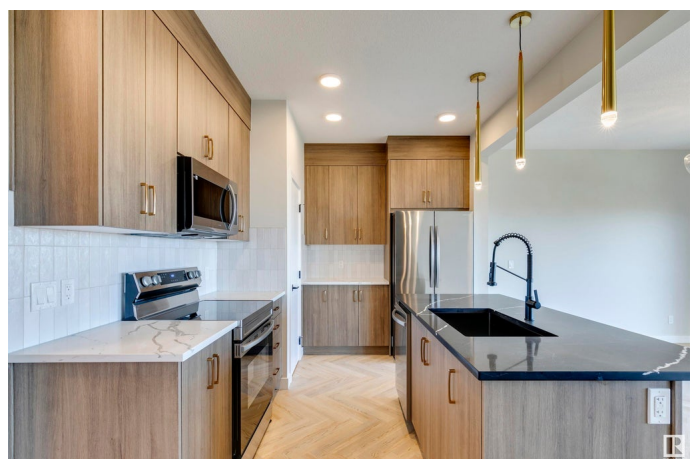
Cherot, St. Albert,

Experience the best in the community of Cherot, connected to trails and nature. This stunning 3 bedroom, 2.5 bathroom duplex home features 9 foot ceilings and luxury vinyl plank flooring, as well as a walk-through pantry and half bath. The grand gourmet kitchen has it all with quartz countertops, upgraded cabinets and waterline to fridge. Upstairs, you'll find 3 large bedrooms, a bonus room, and a convenient walk-in laundry room. The master is a true oasis with a walk-in closet and ensuite with double sinks. Enjoy the added benefits of this home with it's separate side entrance, legal suite rough in's, gas line to rear deck, double attached garage, full landscaping, \$3k appliance allowance, unfinished basement with painted basement floors, high efficiency furnace, and triple pane windows. This house has it all! Don't miss your chance to make it your own. Buy with confidence. Built by Rohit. CONSTRUCTION TO START LATE FEB. Photos may differ from actual property. Appliances/shower wand washers not included.

Built in 2025

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4421517  |
| Price  | \$524,900 |



|                |               |
|----------------|---------------|
| 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     | 23 Chartres Close |
| Area        | St. Albert        |
| Subdivision | Cherot            |
| City        | St. Albert        |
| County      | ALBERTA           |
| Postal Code | X0X 0X0           |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., See Remarks, Natural Gas BBQ 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 February 11th, 2025

Days on Market 53

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 April 5th, 2025 at 1:32pm MDT