

## \$699,900 - 1 Cloutier Close, St. Albert

MLS® #E4456517

**\$699,900**

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.



Built in 2025

### Essential Information

MLS® # E4456517

Price \$699,900

|                |                        |
|----------------|------------------------|
| 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    | September 5th, 2025 |
| Days on Market | 61                  |
| Zoning         | Zone 24             |

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Listing information last updated on November 5th, 2025 at 5:02am MST