

Courtesy Of Chris K Karampelas Of MaxWell Polaris

## \$899,900 - 9 Cloutier Close, St. Albert

MLS® #E4447645

**\$899,900**

3 Bedroom, 2.50 Bathroom, 2,445 sqft

Single Family on 0.00 Acres

Cherot, St. Albert, AB

Welcome to the Vanta30 built by Award Winning home builder, Justin Gray Homes in the breathtaking Modern Farmhouse professionally designed colour palette. This stunning home, equipped with with hardie/vinyl exterior located in Cherot, close to future schools/rec center. You'll be wowed by the upscale craftsmanship throughout this 2445 sqft home. Appreciate open to below greatroom, 9ft ceilings/8ft doors on the main floor, luxurious hardwood flooring, and an inviting gas fireplace. The main floor den with grand double doors makes a perfect home office or playroom. Plenty of storage in the mudroom w/built-in MDF shelving, upon entry from your oversized double garage. Step through the signature archways, into your walkthrough butler's pantry leading into the awe-inspiring chef style kitchen w/huge quartz island. Upstairs, find 3 bedrooms including a primary bedroom boasting vaulted ceilings, with 5pc spa-like ensuite and a massive walk-in closet. \*Photos are similar model/colour palette. Unit may differ\*

Built in 2025

### Essential Information

MLS® # E4447645

Price \$899,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,445
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9 Cloutier Close
Area	St. Albert
Subdivision	ChÃ©rot
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8T 2C9

### Amenities

Amenities	Off Street Parking, Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home
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	Cul-De-Sac, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 14th, 2025
Days on Market	2
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 July 16th, 2025 at 7:47am MDT