

## \$949,900 - 96 Chelles Wynd, St. Albert

MLS® #E4447855

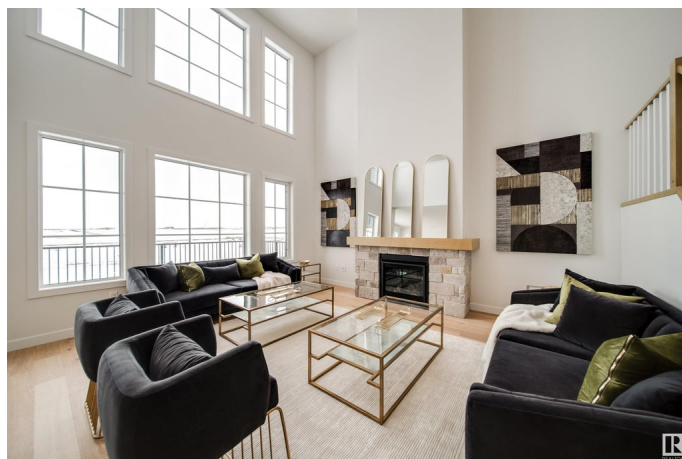
**\$949,900**

3 Bedroom, 2.50 Bathroom, 2,519 sqft

Single Family on 0.00 Acres

Cherot, St. Albert, AB

Welcome to The Vantablack by award winning Justin Gray Homes, situated on 30' pocket POND BACKING WALKOUT lot in Cherot, offering 2519 sqft of refined living space in a professionally curated French Country palette by CM Interiors. Featuring soaring open-to-below ceilings, 9' ceilings & 8' doors on the main, HARDWOOD floors & a cozy GAS fireplace. The main floor den w/glass walls is perfect for a stylish home office. An OVERSIZED DBL GARAGE leads to a mudroom w/custom MDF built-ins. Through JG's iconic archways, step into a walk-thru BUTLER'S PANTRY & chef's kitchen w/huge QUARTZ island w/premium dove-tailed cabinetry. Enjoy sunset pond views off your 13'6" x 10' REAR DECK. Upstairs find 3 spacious bdrms incld. a dreamy primary w/VAULTED ceilings & wainscoting wall feature, spa-like 5pc ensuite & massive WIC w/convenient direct access to the laundry rm. Located near future schools, rec centre, parks & trails - this home blends luxury & lifestyle. \*Photos of similar model, layout/finishes may differ.



Built in 2025

### Essential Information

MLS® # E4447855

Price \$949,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,519
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	96 Chelles Wynd
Area	St. Albert
Subdivision	ChÃ©rot
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8T 2C6

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Tankless, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, Walkout Basement, See Remarks, HRV System, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached, Over Sized
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 15th, 2025
Days on Market	1
Zoning	Zone 24

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Listing information last updated on July 16th, 2025 at 11:49am MDT