

## \$809,900 - 3 Cloutier Close, St. Albert

MLS® #E4459905

**\$809,900**

3 Bedroom, 2.50 Bathroom, 2,493 sqft

Single Family on 0.00 Acres

ChÃ©rot, St. Albert, AB

Welcome to the OBSIDIAN model by award winning builder Justin Gray Homes! This model designed in the professionally curated Urban Craftsman colour palette is sure to impress! With just under 2500sqft of living space, this home is the perfect place for those with growing families to call home. The main floor presents an open concept living space, featuring a GAS FIREPLACE, a private DEN w/frosted doors, a chef inspired kitchen w/arched walkthrough pantry and a 2pc bathroom. The large triple pane windows provided in this home also guarantee a ton of NATURAL LIGHT in almost every location of this home. Upstairs, you'll find plush carpet throughout your large BONUS room and all 3 bedrooms as well as the ideal upstairs laundry unit added for your convenience. The breathtaking primary suite w/tray ceilings offers a sleek 5piece ensuite alongside a spacious walk-in closet. Situated on a 30' pocket lot in St. Albert's 2025 best new community. \*Photos of similar model, finishes/layout may differ\*

Built in 2025

### Essential Information

MLS® # E4459905

Price \$809,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,493                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3 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, Hot Water Tankless, Insulation-Upgraded, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks, 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 | Cul-De-Sac, Golf Nearby, No Back Lane, No Through Road, Playground |

|              |                                  |
|--------------|----------------------------------|
|              | Nearby, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                 |
| Construction | Wood, Vinyl                      |
| Foundation   | Concrete Perimeter               |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 35                   |
| Zoning         | Zone 24              |

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Listing information last updated on October 31st, 2025 at 7:17pm MDT