

## \$497,500 - 39 Chartres Close, St. Albert

MLS® #E4459175

**\$497,500**

3 Bedroom, 2.50 Bathroom, 1,664 sqft

Single Family on 0.00 Acres

Cherot, St. Albert, AB

FULL LANDSCAPING & BACKING A GREEN SPACE! Welcome home to the "Dallas" in Cherot by multi-award-winning builder, Rohit! This stunning 2-storey duplex offers thoughtfully designed living space with the bold "Haute Contemporary" interior palette and a landscaped backyard. The main floor offers a wide-open layout where the kitchen, dining, and living areas flow seamlessly together—ideal for entertaining or cozy nights in. A massive quartz island, ample cabinetry, and a spacious pantry add both style and function, while a half bath and attached double front garage complete the floor. Upstairs, retreat to the large primary bedroom with full ensuite and walk-in closet, accompanied by two additional bedrooms, a full bath, convenient upper-floor laundry, and a versatile flex room. Ideally located in Cherot with access to parks, playground, a future school, shopping, and major routes. Property is under construction—photos are of a show home with the same layout and a different interior, some are virtually staged.

Built in 2025

### Essential Information

MLS® # E4459175

Price \$497,500



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,664         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 39 Chartres Close |
| Area        | St. Albert        |
| Subdivision | ChÃ©rot           |
| City        | St. Albert        |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8T 2C9           |

### Amenities

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke |
| 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, Stone, Vinyl            |
| Exterior Features | Landscaped, Playground Nearby |
| Roof              | Asphalt Shingles              |
| Construction      | Wood, Stone, Vinyl            |
| Foundation        | Concrete Perimeter            |

**Additional Information**

Date Listed               September 23rd, 2025  
Days on Market       37  
Zoning                    Zone 24

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