

## \$879,900 - 9 Cloutier Close, St. Albert

MLS® #E4447645

**\$879,900**

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 \$879,900



|                |                        |
|----------------|------------------------|
| 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, 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 | Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, See Remarks |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 100             |
| Zoning         | Zone 24         |

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Listing information last updated on October 22nd, 2025 at 10:47am MDT