

## \$924,900 - 96 Chelles Wynd, St. Albert

MLS® #E4447855

**\$924,900**

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 WALKTHROUGH 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 \$924,900

|                |                        |
|----------------|------------------------|
| Lease Rate     | \$12                   |
| 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                                                                                                                     |
| <b>Exterior</b>   |                                                                                                                                      |
| 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 | 88              |
| Zoning         | Zone 24         |

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Listing information last updated on October 11th, 2025 at 12:18pm MDT