

Courtesy Of Kim Murrell-Hebert Of Century 21 Masters

## **\$485,000 - 3474 Cutler Crescent, Edmonton**

MLS® #E4424170

**\$485,000**

3 Bedroom, 2.50 Bathroom, 1,636 sqft  
Single Family on 0.00 Acres

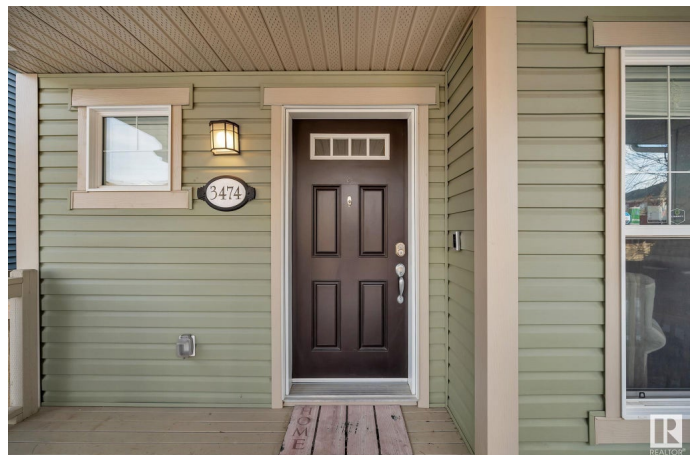
Chappelle Area, Edmonton, AB

This charming house situated in the desirable neighborhood of Chappelle needs a new family! This charming 3 bedroom, 2.5 bath home features an open concept plan. The main floor has a functional kitchen with stainless steel appliances, dining area, cozy, sunken living room with hardwood floors and extensive windows allowing natural light. There is a dedicated office space for those working from home. Upstairs you will find the massive primary bedroom with ensuite, two bedrooms with a full bath and the laundry room. No more lugging baskets up and down the stairs! The basement has plans for finishing. Enjoy your morning coffee on the veranda or soak up the evening sun on your south facing deck with pergola, deck and paving stone patio for a fire pit. The yard has been professionally designed. Total showstopper! The Chappelle area has a lot to offer including schools, parks, ponds, walking trails, skating rink, spray park and community hall. Jagare Ridge golf course is just down the road.

Built in 2014

### **Essential Information**

MLS® #	E4424170
Price	\$485,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,636
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3474 Cutler Crescent
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2B3

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, No Smoking Home, Vinyl Windows, Vacuum System-Roughed-In
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, TV Wall Mount, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby,

Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary Donald R Getty  
Middle Donald R Getty

### **Additional Information**

Date Listed March 6th, 2025  
Days on Market 8  
Zoning Zone 55  
HOA Fees 439.61  
HOA Fees Freq. Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on March 14th, 2025 at 1:02am MDT