

## \$475,000 - 3456 Cutler Crescent, Edmonton

MLS® #E4442153

**\$475,000**

2 Bedroom, 2.50 Bathroom, 1,543 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

This home features some great upgrades and an amazing outdoor space. There is central AC, an insulated garage that fits a truck, and backyard that has a fantastic sunken gas fire pit area. The main floor has an open concept design, while still having clearly defined spaces with the kitchen in the centre. The kitchen has a TON of cabinet space, a gas range, quartz counters, a centre island, and a nook that is perfect for a coffee station or bar. There is also a half bath and mud room near the back door. Upstairs youâ€™ll find the primary suite, complete with a combined walk in closet and spa like suite ensuite. Down the hall is a loft (that could easily be made into another bedroom), another bedroom and another full bath. This home is a MUST SEE!

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442153  |
| Price          | \$475,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,543     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2014                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3456 Cutler Crescent |
| Area        | Edmonton             |
| Subdivision | Chappelle Area       |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 2B3              |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, Front Porch, Vinyl Windows |
| Parking   | Double Garage Detached, Insulated   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 11th, 2025 |
|-------------|-----------------|

Days on Market 74

Zoning Zone 55

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