

## \$550,000 - 3318 Cutler Crescent, Edmonton

MLS® #E4449087

**\$550,000**

3 Bedroom, 2.50 Bathroom, 1,745 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this beautifully maintained 1,744.95 sq ft two-storey home in the family-friendly community of Chappelle. Featuring 3 spacious bedrooms and 2.5 bathrooms, this home blends comfort and style. The open-concept main floor offers warm-toned cabinetry, a large central island, and a cozy fireplace. Just off the kitchen is a stylish bar, perfect for entertaining, which will stay with the home. Big upstairs windows fill the space with natural light, and all bedrooms have generous closets. The primary suite includes a 4-piece ensuite and walk-in closet. Glass doors off the dining area lead to a lovely deck and a fully fenced yard that backs onto a walking path. Enjoy added features like central A/C, Hunter Douglas blinds with blackout shades upstairs, an inline fan in the primary bedroom, and carbon monoxide and smoke detectors. Located near the airport, Chappelle Gardens Playground, and great shopping like Currents of Windermere and South Edmonton Common.

Built in 2013

### Essential Information

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Price \$550,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,745
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3318 Cutler Crescent
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2N4

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Detectors Smoke
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone
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Exterior Features	Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone
Foundation	Concrete Perimeter

**School Information**

Elementary	Garth Worthington School
Middle	Garth Worthington School
High	Dr. Anne Anderson School

**Additional Information**

Date Listed	July 22nd, 2025
Days on Market	5
Zoning	Zone 55
HOA Fees	447.3
HOA Fees Freq.	Annually

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