

## \$485,000 - 3869 Chrustawka Place, Edmonton

MLS® #E4431190

**\$485,000**

3 Bedroom, 2.50 Bathroom, 1,750 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to 3869 Chrustawka Place SW, a newly built 3-bedroom, 2.5-bath home offering almost 1800 sq ft of thoughtfully designed living space in the desirable community of Chappelle Gardens. The spacious living area is perfect for both relaxation and entertaining, with large windows that bring in abundant natural light. The kitchen is a chef's dream with extended kitchen island with seating, upgraded stainless steel appliances, spacious kitchen pantry. Upstairs, enjoy a roomy bonus area, two large bedrooms, and two 3-piece bathrooms, including one with a standing shower and the Primary ensuite featuring a soaker tub and Huge Walk in Closet. Fully finished backyard is ideal for outdoor entertaining. The property also includes an oversized single attached garage and a side entrance for future basement development. Enjoy access to community parks, walking trails, and year-round amenities!

Built in 2023

### Essential Information

MLS® #	E4431190
Price	\$485,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,750
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	3869 Chrustawka Place
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5B2

### Amenities

Amenities	Ceiling 9 ft.
Parking	Front Drive Access, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Picnic Area, Schools, Shopping Nearby, Private Park Access
Roof	See Remarks
Construction	Wood, Vinyl
Foundation	See Remarks

### School Information

Elementary	Donald R. Getty School
Middle	St. Thomas Aquinas Element
High	Dr. Anne Anderson High Sch

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	24
Zoning	Zone 55
HOA Fees	360
HOA Fees Freq.	Annually

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