

## \$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
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Days on Market 23

Zoning Zone 55

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