

Courtesy Of Christina A Reid Of Century 21 Leading

\$513,243 - 1218 Cristall Way, Edmonton

MLS® #E4453884

\$513,243

3 Bedroom, 2.50 Bathroom, 1,587 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

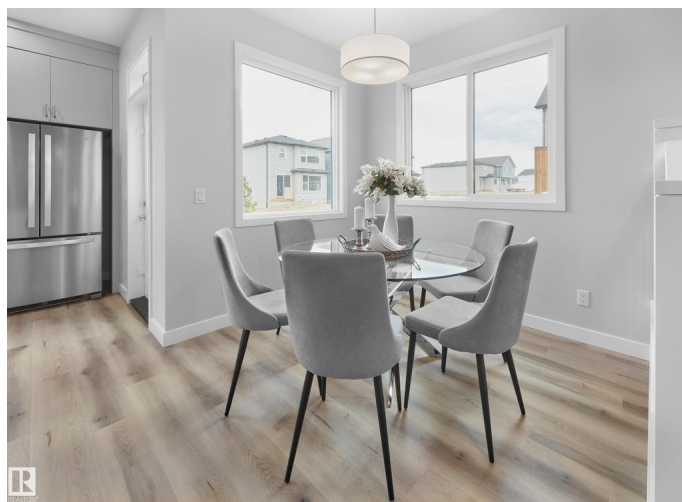
*REAR DECK AND LANDSCAPING

PROMOTION* Looking for a **DOUBLE FRONT ATTACHED GARAGE DUPLEX** with a **WEST FACING YARD**? The Birch is our 1587 sq.ft. 3 bedroom (+ den) home located in Edmonton's award winning community of Chappelle Gardens, just a short distance from Garth Worthington (K-9 school). This spacious plan includes a beautifully bright kitchen with lots of windows. We've equipped the kitchen with 3CM quartz, a kitchen island, a chimney hoodfan, electric range, built in microwave, french door fridge with internal ice/water dispenser and dishwasher. There is a **DEN**, perfect for an office space, and the living room features a fireplace. We've also included a **SIDE ENTRY** and **9FT BASEMENT FOUNDATION WALLS**, perfect for future basement legal suite. Upstairs, all 3 bedrooms and the **BONUS** room are spacious. On the front exterior of the home, we have included a **PERMANENT CHRISTMAS LIGHTS** package. Please note: Photographs are of show home.

Built in 2025

Essential Information

| | |
|----------|-----------|
| MLS® # | E4453884 |
| Price | \$513,243 |
| Bedrooms | 3 |



| | |
|----------------|---------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,587 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 1218 Cristall Way |
| Area | Edmonton |
| Subdivision | Chappelle Area |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 5S5 |

Amenities

| | |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Smart/Program. Thermostat, HRV System, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

| | |
|-------------------|---|
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|------------------------|
| Elementary | GARTH WORTHINGTON K-9 |
| Middle | St. Thomas Aquinas K-9 |
| High | DR. ANNE ANDERSON |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 20th, 2025 |
| Days on Market | 1 |
| Zoning | Zone 55 |
| HOA Fees | 426 |
| 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 August 21st, 2025 at 1:17am MDT