

## **\$564,900 - 3377 Cutler Crescent, Edmonton**

MLS® #E4424400

**\$564,900**

3 Bedroom, 2.50 Bathroom, 1,719 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this beautiful 2-storey home in the family desirable community of Chappelle SW Edmonton, close to Pond, Parks & walking trails, features 3 bedrooms, 2.5 baths, and a double attached garage. A spacious entryway with vinyl plank flooring throughout the main floor, 9' ceiling makes home look great. The kitchen offers plenty of cabinets, stainless steel appliances, walk through pantry & Granite island that over looks the dining, living room, deck & backyard. South facing large windows allow natural light to pour in throughout the house. Laundry and 2pc bath completes the main floor. Upstairs, the master bedroom with attached 4pc Ensuite, plus 2 additional bedrooms, a big south facing bonus room, and a 4-pc bath. Unfinished basement with tons of potential. Additional features Close to schools, shopping, and all amenities, quick access to Henday.

Built in 2013

### **Essential Information**

MLS® #	E4424400
Price	\$564,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,719
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3377 Cutler Crescent
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2N4

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary                      Garth Worthington School

**Additional Information**

Date Listed                      March 6th, 2025  
Days on Market                58  
Zoning                              Zone 55  
HOA Fees                         447.3  
HOA Fees Freq.                Annually

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