

# \$424,900 - 8580 Cushing Place, Edmonton

MLS® #E4429645

**\$424,900**

3 Bedroom, 2.50 Bathroom, 1,487 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Your home awaits in the vibrant community of Chappelle! This original-owner 3 bed, 2.5 bath half-duplex sits on a quiet street. Enjoy the bright open-concept main floor with a spacious living room, dining area, large kitchen, and convenient powder room. Upstairs offers a generous primary suite with a 4-piece ensuite and walk-in closet, plus two additional bedrooms, a full bathroom, laundry, and a cozy bonus room. The basement with side entry offers great potential for a future legal suite. Outside, relax on the spacious deck and enjoy the private yard—perfect for family fun or entertaining. Complete with a single attached garage and ideally located near parks, schools, and shopping. This home combines comfort, space, and future investment opportunity. Don’t miss out!

Built in 2017

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4429645  |
| Price          | \$424,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,487     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2017          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 8580 Cushing Place |
| Area        | Edmonton           |
| Subdivision | Chappelle Area     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 3R4            |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | No Smoking Home        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                 |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 27              |
| Zoning         | Zone 55         |

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Listing information last updated on May 5th, 2025 at 4:03pm MDT