

## \$672,000 - 2366 Cassidy Way, Edmonton

MLS® #E4458659

**\$672,000**

3 Bedroom, 2.50 Bathroom, 2,347 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Prepare to be delighted by this bright and inviting 2347 sqft two-story in the heart of family friendly Chappelle. Situated on a massive pie lot backing onto the park, this home offers gorgeous finishes and thoughtful upgrades throughout. You are welcomed into a spacious foyer with soaring ceilings. The bright kitchen features an oversize quartz island, gas stove and a huge pantry, and opens to the inviting living room with gas fireplace and dining nook framed by a wall of windows overlooking the two-tier deck and sprawling yard - perfect for entertaining. A powder room, separate laundry, and convenient mudroom complete the main floor. Upstairs, retreat to the beautiful primary with jaw-dropping 5pc ensuite. Two additional bedrooms, a 4pc bath and a vaulted ceiling bonus room ideal for work or play complete this level. Garage features epoxy floor, overhead shelving and extra tall 8ft garage door. Commercial grade HWT, 2 furnaces with A/C and smart lighting throughout. A true gem in Chappelle!

Built in 2016

### Essential Information

MLS® # E4458659

Price \$672,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,347                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2366 Cassidy Way |
| Area        | Edmonton         |
| Subdivision | Chappelle Area   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 3E3          |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                              |
| Parking        | Double Garage Attached         |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | DnldGetty, StThomasAquinas |
| Middle     | DnldGetty, FrMichaelMcCaff |
| High       | Dr.AnneAndrsn, LSt.Laurent |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Zoning         | Zone 55              |
| HOA Fees       | 447.3                |
| 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 September 19th, 2025 at 9:02pm MDT