

Courtesy Of Jill Jordan Of RE/MAX Real Estate

## \$475,000 - 3449 Cutler Crescent, Edmonton

MLS® #E4425189

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,470 sqft  
Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

**STYLISH & UPGRADED 2-STOREY HOME IN CHAPPELLE!** This beautifully designed home offers modern living with thoughtful upgrades throughout. Enjoy **CENTRAL AIR CONDITIONING** for year-round comfort and a **NO MAINTENANCE** rear yard, perfect for easy living & enjoying those warm summer nights. The open-concept main floor features 9-ft ceilings, a stunning **THREE SIDED** glass fireplace, and a sleek white kitchen with granite countertops, upgraded cabinetry, and stainless steel appliances. Upstairs, retreat to the spacious primary suite with a walk-in closet and a modern ensuite. Two additional well-sized bedrooms and a 4-piece bath complete the upper level. The **FULLY FINISHED** basement offers a huge rec room, ideal for entertaining or relaxing. A double 20X22 detached garage provides secure parking and extra storage. Located in a prime family-friendly community, close to shopping, schools, parks, and transit. This move-in-ready home is a must-see! So what are you waiting for? Come take a peek and fall in love.

Built in 2013

### Essential Information

MLS® #	E4425189
Price	\$475,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,470
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3449 Cutler Crescent
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2B3

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Detached, Rear Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	2
Zoning	Zone 55
HOA Fees	447.3
HOA Fees Freq.	Annually

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Listing information last updated on March 14th, 2025 at 12:17pm MDT