

## \$550,000 - 3318 Cutler Crescent, Edmonton

MLS® #E4449087

**\$550,000**

3 Bedroom, 2.50 Bathroom, 1,745 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this beautifully maintained 1,744.95 sq ft two-storey home in the family-friendly community of Chappelle. Featuring 3 spacious bedrooms and 2.5 bathrooms, this home blends comfort and style. The open-concept main floor offers warm-toned cabinetry, a large central island, and a cozy fireplace. Just off the kitchen is a stylish bar, perfect for entertaining, which will stay with the home. Big upstairs windows fill the space with natural light, and all bedrooms have generous closets. The primary suite includes a 4-piece ensuite and walk-in closet. Glass doors off the dining area lead to a lovely deck and a fully fenced yard that backs onto a walking path. Enjoy added features like central A/C, Hunter Douglas blinds with blackout shades upstairs, an inline fan in the primary bedroom, and carbon monoxide and smoke detectors. Located near the airport, Chappelle Gardens Playground, and great shopping like Currents of Windermere and South Edmonton Common.

Built in 2013

### Essential Information

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Price \$550,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,745                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3318 Cutler Crescent |
| Area        | Edmonton             |
| Subdivision | Chappelle Area       |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 2N4              |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Detectors Smoke |
| Parking Spaces | 4                                                           |
| Parking        | Double Garage Attached                                      |

### Interior

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                              |
| Fireplaces        | Mantel                                                                                                                                                                                           |
| Stories           | 2                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                                                                                 |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Stone |
|----------|-------------|

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                              |
| Construction      | Wood, Stone                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                            |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Garth Worthington School |
| Middle     | Garth Worthington School |
| High       | Dr. Anne Anderson School |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 55         |
| HOA Fees       | 447.3           |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 4th, 2025 at 2:02am MDT