

## \$467,900 - 3456 Cutler Crescent, Edmonton

MLS® #E4462143

**\$467,900**

2 Bedroom, 2.50 Bathroom, 1,550 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Beautiful 1,550 sq ft two-storey home with functional layout and thoughtful features throughout. The main floor offers a living room with gas fireplace, spacious kitchen and dining area, 2-piece bath at the back entrance, and a walk-in closet at the front entry. Upstairs features new carpet, two bedrooms, a small bonus room that could be converted into a third bedroom, and a full bathroom with tub/shower combo, toilet, sink, and shelving. The primary suite includes a walk-in closet with organizer, ensuite with dual sinks, stand-up glass shower, and jetted tub. Basement is unfinished but insulated, with laundry and shelving for storage. Other features include central A/C (installed 3 years ago), deck with built-in BBQ area, plumbed gas line for BBQ and heater, and sunken gas fire table with seating. Detached garage with gas line and back alley access. Landscaped front and back yards with front patio.

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462143  |
| Price      | \$467,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,550                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3456 Cutler Crescent |
| Area        | Edmonton             |
| Subdivision | Chappelle Area       |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 2B3              |

### Amenities

|           |                                                                                                                                                                 |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached, Front/Rear Drive Access                                                                                                                 |

### Interior

|                   |                                                                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                                               |
| Fireplaces        | Insert                                                                                                                                                                                                                            |
| Stories           | 2                                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                                               |
| Basement          | Full, Unfinished                                                                                                                                                                                                                  |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                               |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Low Maintenance |

Landscape, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby, Ski Hill Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 25                 |
| Zoning         | Zone 55            |
| HOA Fees       | 440                |
| 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 November 9th, 2025 at 12:32pm MST