

## \$524,500 - 3396 Cutler Crescent, Edmonton

MLS® #E4465141

**\$524,500**

3 Bedroom, 2.50 Bathroom, 1,744 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

This Beautiful 1,753 sq ft 2014 built, 2 storey 3 bedroom, 3 bathroom home, which is located on a quiet street in a culdesac in the Chappelle neighborhood in Southwest Edmonton. This home is in mint condition from top to bottom. The main floor has a large open floor plan with a beautiful kitchen with dark wood cabinets, quartz countertops, stainless appliances, corner pantry, 2 piece bathroom, dining room, and a spacious family room. The upper level has 3 bedrooms, 4 piece main bathroom, a bonus room or second family room. The primary bedroom is large in size and has a 5 piece ensuite. The basement is unfinished with 9 ft ceilings and ready for completion. The exterior has a large attached deck, fully landscaped, fenced, and very privateur familyâ€™s needs. The kids will love the boundless yard & you will love the deck for entertaining. The location is close to schools, shopping, transportation and a quick drive to Anthony Henday. This home shows a 10 out of 10

Built in 2014

### Essential Information

MLS® # E4465141

Price \$524,500

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,744                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3396 Cutler Crescent |
| Area        | Edmonton             |
| Subdivision | Chappelle Area       |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 2N4              |

### Amenities

|           |                                                      |
|-----------|------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                               |

### Interior

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

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                               |
| Exterior Features | Cul-De-Sac, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                          |
| Construction      | Wood, Vinyl                                                                               |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      November 7th, 2025

Days on Market                1

Zoning                            Zone 55

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