# \$504,999 - 3845 Chrustawka Place, Edmonton

MLS® #E4430168

#### \$504,999

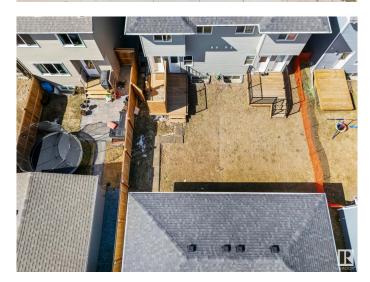
4 Bedroom, 3.50 Bathroom, 1,435 sqft Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this semi-detached home with a detached double garage in the vibrant community of Chappelle with one single owner priced to sell and one bedroom legal basement already leased! The entrance leads to a bright, open-concept main floor. The spacious kitchen boasts stainless steel appliances and modern cabinetry, with a quartz countertop. A 2-pc bathroom is also on the main floor. Upstairs, the primary suite features a walk-in closet, a 3-pc ensuite with a standing shower, two more bedrooms, another full bath with laundry on the upper floor, and a linen closet. The legal basement with a rear entrance has a separate kitchen, laundry, bathroom, living room and one bedroom. Outside, both the main house and basement have their deck backyard with a spacious deck. Located minutes from schools, shopping, dining, Jagare Ridge Golf Club, Calgary Trail and Anthony Henday!







Built in 2022

### **Essential Information**

| MLS® #     | E4430168  |
|------------|-----------|
| Price      | \$504,999 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |

| Half Baths     | 1             |
|----------------|---------------|
| Square Footage | 1,435         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Туре           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

| Address           | 3845 Chrustawka Place                                        |
|-------------------|--------------------------------------------------------------|
| Area              | Edmonton                                                     |
| Subdivision       | Chappelle Area                                               |
| City              | Edmonton                                                     |
| County            | ALBERTA                                                      |
| Province          | AB                                                           |
| Postal Code       | T6W 0C3                                                      |
| Amenities         |                                                              |
| Amenities         | Air Conditioner, Ceiling 9 ft., Deck, 9 ft. Basement Ceiling |
| Parking           | Double Garage Detached                                       |
| Interior          |                                                              |
| Interior Feeturee | anavita hathroom                                             |

| Interior Features | ensuite bathroom                                                                                                                |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Appliances        | Air Conditioning-Central, Dryer, Stacked Washer/Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, |
|                   | Microwave Hood Fan-Two                                                                                                          |
| Heating           | Forced Air-1, Natural Gas                                                                                                       |
| Stories           | 2                                                                                                                               |
| Has Suite         | Yes                                                                                                                             |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Full, Finished                                                                                                                  |
|                   |                                                                                                                                 |

## Exterior

| Exterior          | Wood, Vinyl                                          |
|-------------------|------------------------------------------------------|
| Exterior Features | Airport Nearby, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                     |
| Construction      | Wood, Vinyl                                          |
| Foundation        | Concrete Perimeter                                   |

### **Additional Information**

| Date Listed    | April 10th, 2025 |
|----------------|------------------|
| Days on Market | 23               |
| Zoning         | Zone 55          |
| HOA Fees       | 426              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 3rd, 2025 at 7:02pm MDT