

## \$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          |
| Type           | 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 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 | 33               |
| Zoning         | Zone 55          |
| HOA Fees       | 426              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 13th, 2025 at 4:48pm MDT