

## \$489,900 - 3438 Cutler Crescent, Edmonton

MLS® #E4442543

**\$489,900**

4 Bedroom, 3.50 Bathroom, 1,608 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Stop your search—this stunning home in Chappelle has it all! From the moment you step into the spacious foyer, you’ll be wowed by the modern finishes and natural light pouring through the bright front den. The stylish kitchen boasts rich dark cabinetry, granite countertops, upgraded stainless steel appliances, and a massive island—perfect for gatherings. The eat-in dining area flows into a cozy living room with large windows overlooking the fully fenced, landscaped backyard. Upstairs, the primary suite features a walk-in closet and 4-piece ensuite. Two more bedrooms, another full bath, and laundry complete the upper level. Downstairs, enjoy a fully finished basement with a warm family room, 4th bedroom, full bath, and great storage. Bonus features include central A/C, built-in vacuum with attachments, and a double garage. Located steps from schools, parks, shopping, and public transit—this one checks all the boxes!

Built in 2014

### Essential Information

MLS® #	E4442543
Price	\$489,900
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,608
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3438 Cutler Crescent
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2B3

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Patio
Parking Spaces	4
Parking	Double Garage Detached, Insulated, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 15th, 2025
Days on Market	11
Zoning	Zone 55
HOA Fees	447.3
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 June 26th, 2025 at 7:02pm MDT