

## \$479,000 - 3442 Cutler Crescent, Edmonton

MLS® #E4445768

**\$479,000**

3 Bedroom, 2.50 Bathroom, 1,463 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this rare gem in gorgeous Chappelle—a stunning 2-storey home on a massive, beautifully landscaped pie-shaped lot. Enjoy the luxury of a huge backyard lined with mature trees offering tons of privacy, yet still easy to maintain (& roughed in to add a hot tub). Step inside to a bright, open-concept layout with 9ft ceilings, modern finishes, & natural light. The stylish kitchen boasts granite countertops, newer stainless steel appliances, & a clear view of the kids playing soccer in your fantastic backyard. The spacious dining area flows effortlessly into the living room, creating a warm & inviting space. Upstairs, the primary suite features an ensuite w/ a sleek glass shower & walk-in closet, plus 2 more bedrooms & conveniently located laundry. Stay cool with central A/C & enjoy the oversized, insulated double garage. The unspoiled basement offers endless potential too. Fall in love with the charming front porch & cedar shake accents, this home is full of curb appeal—truly a rare suburban find!

Built in 2013

### Essential Information

MLS® # E4445768

Price \$479,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,463
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3442 Cutler Crescent
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2B3

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, Vinyl Windows, HRV System
Parking	Double Garage Detached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	15
Zoning	Zone 55
HOA Fees	426
HOA Fees Freq.	Annually

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