

# \$549,900 - 3853 Chrustawka Place, Edmonton

MLS® #E4422910

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,663 sqft

Single Family on 0.00 Acres

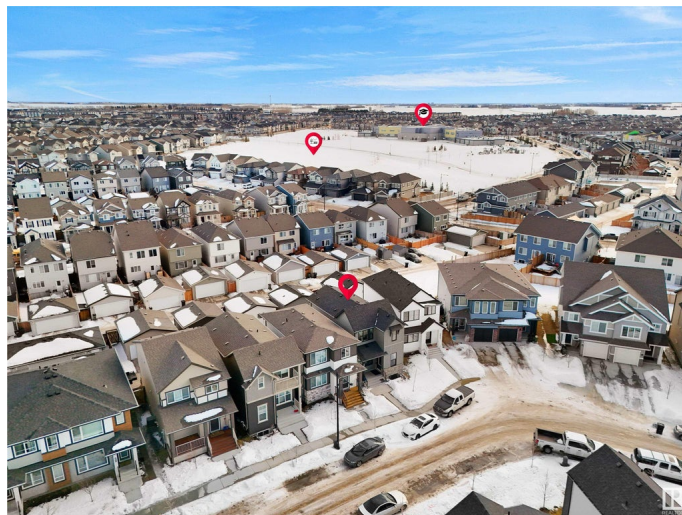
Chappelle Area, Edmonton, AB

Discover Your Dream Home in Chapelle!  
Welcome to your beautiful oasis in the heart of Southwest Edmonton! This stunning home is perfect for families seeking comfort, style, and convenience. Spacious Living: Enjoy 3 generous bedrooms and a bonus room, providing plenty of space for relaxation and entertainment. - Modern Comfort: With 2.5 beautifully designed bathrooms, morning routines just got a whole lot easier! - Bright & Airy Basement: Featuring 9-foot ceilings and two windows, the basement offers endless possibilities – create your dream space or a cozy retreat. - Convenient Side Entrance: Ideal for potential suite development or easy access for guests. - Fully Fenced & Landscaped: Your private sanctuary awaits! Enjoy outdoor living in a beautiful yard, perfect for gatherings or quiet evenings under the stars. you'll experience a vibrant neighbourhood with parks, shopping, and schools just moments away.

Built in 2023

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4422910  |
| Price     | \$549,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,663                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 3853 Chrustawka Place |
| Area        | Edmonton              |
| Subdivision | Chappelle Area        |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 4M9               |

### **Amenities**

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Ceiling 9 ft., 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-2, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Fenced, Low Maintenance Landscape, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 26th, 2025 |
| Days on Market | 42                  |
| Zoning         | Zone 55             |
| HOA Fees       | 440                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on April 8th, 2025 at 11:02pm MDT