

## \$499,999 - 3845 Chrustawka Place, Edmonton

MLS® #E4430168

**\$499,999**

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	\$499,999
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 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	11
Zoning	Zone 55
HOA Fees	426
HOA Fees Freq.	Annually

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Listing information last updated on April 21st, 2025 at 11:47am MDT