

## \$564,900 - 3377 Cutler Crescent, Edmonton

MLS® #E4424400

**\$564,900**

3 Bedroom, 2.50 Bathroom, 1,719 sqft

Single Family on 0.00 Acres

Chappelle Area, Edmonton, AB

Welcome to this beautiful 2-storey home in the family desirable community of Chappelle SW Edmonton, close to Pond, Parks & walking trails, features 3 bedrooms, 2.5 baths, and a double attached garage. A spacious entryway with vinyl plank flooring throughout the main floor, 9' ceiling makes home look great. The kitchen offers plenty of cabinets, stainless steel appliances, walk through pantry & Granite island that over looks the dining, living room, deck & backyard. South facing large windows allow natural light to pour in throughout the house. Laundry and 2pc bath completes the main floor. Upstairs, the master bedroom with attached 4pc Ensuite, plus 2 additional bedrooms, a big south facing bonus room, and a 4-pc bath. Unfinished basement with tons of potential. Additional features Close to schools, shopping, and all amenities, quick access to Henday.

Built in 2013

### Essential Information

MLS® #	E4424400
Price	\$564,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,719
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3377 Cutler Crescent
Area	Edmonton
Subdivision	Chappelle Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2N4

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), 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	Airport Nearby, Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary                    Garth Worthington School

**Additional Information**

Date Listed                    March 6th, 2025  
Days on Market              45  
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 April 19th, 2025 at 9:47pm MDT